



# FOR SALE

## PRICED TO SELL - AMAZING BUY AT THIS LEVEL

Positioned in the ever-popular Sydenham, this modern townhouse delivers a smart blend of style, comfort, and low-maintenance living just minutes from the city centre.

Built in 2021, the home is thoughtfully configured across two levels to maximise both space and functionality. Upstairs, you'll find two generously proportioned bedrooms, each complete with built-in wardrobes, offering practical storage without compromising on space. These are serviced by a sleek bathroom that adds a touch of everyday luxury with its clean lines and contemporary finish.

Downstairs, the open-plan living and dining area is light-filled and inviting, creating a warm and versatile hub for daily living or entertaining. The modern kitchen is a standout feature, anchored by a central island that provides additional workspace, casual seating, and a natural gathering point for family and guests alike. Quality finishes and a well-considered layout make this space as functional as it is stylish.

Sliding doors extend the living area outdoors to a private deck and an impressively generous outdoor space—larger than typically found in townhouse living—offering ample room for entertaining, relaxing, or even a touch of gardening for those who enjoy it.

An internal access single garage enhances convenience and security, while the overall design of the home ensures easy-care living without sacrificing comfort or appeal.

Situated in a sought-after city-fringe location, you're within easy reach of local cafes, shops, parks, and the CBD, making this an ideal option for professionals, first-home buyers, or savvy investors.

Currently tenanted on a fixed-term tenancy through to January 2027, this property also presents a ready-made investment opportunity with immediate rental income in place.

2 BED | 1 BATH | 1 CAR

PRICE:  
Asking price \$599,000

OPEN FOR INSPECTION:  
N/A



**Harsh Kansara**  
0273453219  
harsh@klyne.nz  
www.klyne.nz