



BOUNDARY LINES ARE INDICATIVE ONLY



# FOR SALE

## WHERE BUSINESS MEETS LIFESTYLE

Set on an extraordinary 1,915sqm (approx.) site in the heart of the Avenues, this is the kind of property that rarely comes to market and almost never comes with this much flexibility. Whether you're a tradie, taxi fleet owner or entrepreneur looking to bring your business home, the opportunities and space here are extensive (subject to council approval).

Why continue paying a lease when your business could potentially lease space from you? With the right professional advice, this could be a smart way to combine your home, workplace and investment strategy all in one remarkable property.

Built in the 1940's and rich in character, the home spans an impressive 306sqm (approx.) across two levels. Upstairs, polished timber floors, soaring ceilings and generous proportions create a warm and welcoming environment for family living. Five bedrooms are complemented by a master suite with ensuite, while a family bathroom services the remaining four rooms.

The heart of the home centres around a spacious open-plan kitchen, with stone benchtops and complete with walk-in pantry, flowing through to expansive dining, open plan family living and lounge.

Large bifold doors open onto a sheltered deck and sprawling backyard, creating an effortless connection between indoor living and outdoor entertaining. There's room here for family gatherings, summer barbecues, kids, pets and future plans.

Downstairs is where this property truly separates itself from the pack. Massive garaging, dual garage access, substantial workshop space and exceptional storage create a setup that many business owners spend years searching for. The circular driveway allows easy manoeuvring for vehicles and trailers, while the extensive grounds offer scope for additional sheds, storage solutions or future enhancements (subject to council approval).

Location adds even more appeal. Positioned moments from Tauranga CBD, Fraser Cove Shopping Centre and a short drive to Mount Maunganui, you'll enjoy exceptional convenience while enjoying the flexibility of a true work-from-home base in one of Tauranga's most sought-after residential locations.

Properties like this are few and far between. This is more than a home - it's a lifestyle, a fantastic

5 BED | 2 BATH | 2 CAR

PRICE:

Deadline sale. Deadline date  
09/07/2026

OPEN FOR INSPECTION:

Jun 21 at 11:00am - 11:30am

Jun 28 at 11:00am - 11:30am

Jul 5 at 11:00am - 11:30am



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East Realty