



# FOR SALE

## TERRIFIC ON TANGAROA

This beautifully presented three-bedroom home at 23 Tangaroa Place offers the perfect blend of comfort and convenience in Poike's thriving community. Sitting on a compact 251 square meter section with 109 square meters of thoughtfully designed living space, this property presents an excellent opportunity for first-home buyers, young families, or savvy investors looking to secure their place in one of Tauranga's most dynamic growth suburbs.

The home's practical layout maximizes every square meter, featuring three well-proportioned bedrooms and a modern bathroom that serves the family's daily needs. The heart of the home flows seamlessly through open-plan living areas that extend onto a spacious deck, creating the perfect setting for outdoor entertaining and relaxation. Modern conveniences include a dishwasher for effortless meal cleanup and air conditioning to ensure year-round comfort.

The property's city aspect with slight views of the mount adds an extra dimension to daily living, while the combination of indoor comfort and outdoor functionality creates a lifestyle that truly maximizes the New Zealand dream. This makes 23 Tangaroa Place not just a wonderful place to call home, but also a smart investment in one of New Zealand's most desirable coastal regions.

### Property Features:

- Three comfortable bedrooms
- One spacious and light bathroom
- Open plan Kitchen and living
- Single internal access garage
- Off street parking for one additional vehicle
- Modern finishes
- Airconditioning
- Freehold Title
- Fully fenced section
- Floor size 109m2 and Land Size 251m2
- Mount Views
- Covered Patio
- Carpeted Garage
- Tool Shed

Whether you're starting your property journey, looking to upsize, or seeking a solid investment

3 BED | 1 BATH | 1 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

Jun 28 at 12:40pm - 1:10pm



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