



FOR SALE

THERE IS NO PLACE LIKE HOME - ON WINWOOD WAY

This immaculately maintained three-bedroom family home at 1A Winwood Way represents an exceptional opportunity for first-time buyers and savvy investors seeking a low-maintenance property in Judea's thriving market. Located in one of Tauranga's most sought-after suburbs, this 130 square metre residence combines modern comfort with the convenience that busy young families and investment-focused buyers demand.

Perfect for growing families, this thoughtfully designed home features three generous bedrooms and a well-appointed bathroom with separate toilet. Complemented by a comfortable lounge area that creates the ideal space for family gatherings. The heart of the home showcases modern conveniences including a dishwasher for effortless entertaining, and the indoor air quality is maintained through a better vent air ventilation system, providing fresh, filtered air circulation throughout the home.

For investors, this property delivers the winning combination of strong rental appeal and minimal upkeep requirements. The quality construction and modern features mean reduced maintenance costs, while the desirable Judea location ensures consistent tenant demand and solid capital growth potential.

Security and convenience features that add value for families and tenants alike:

- Secure parking with a single garage plus additional space for 2 more cars
- Fully fenced section providing privacy and safety for children and pets
- Better vent air ventilation system for optimal indoor air quality

The location advantage cannot be overstated – positioned on State Highway 2, this home provides exceptional connectivity while maintaining the peaceful suburban lifestyle that makes Judea so popular with young families. The suburb's strategic position east of Bethlehem places residents within easy reach of Tauranga's vibrant city centre, shopping precincts, and the stunning Bay of Plenty coastline.

Education is a major drawcard for family buyers, with Otumoetai Primary, Intermediate and College all within walking distance. This eliminates the stress of long school runs and provides children with access to quality education right on their doorstep – a feature that consistently

3 BED | 1 BATH | 1 CAR

PRICE:

Enquiries Over \$730,000

OPEN FOR INSPECTION:

N/A



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