



FOR SALE

A SOLID START – 4 BEDROOMS & COASTAL LIVING!

Solid bones, four bedrooms and a fantastic location - your first step onto the property ladder could start right here!

Situated in a popular Tainui cul-de-sac, this is an exciting opportunity for first-home buyers wanting space, sunshine and a home they can make their own. With a practical four-bedroom layout, north-facing living, a substantial basement garage and the beach and Chisholm Park Golf Links within walking distance, the foundations for a great future are here. There's scope to refresh and add your own style over time, making this a property with genuine potential.

Why this is worth a closer look:

- Four generous bedrooms - plenty of room for family, guests or working from home.
- Sunny north-facing kitchen and living area - an open-plan layout designed to make the most of the sunshine.
- Solid construction - stucco-finished exterior, tiled roof and a reassuringly substantial feel.
- Re-wired - with a new switchboard conveniently located in the hallway.
- Three heat pumps - for efficient heating.
- A spacious, dry basement garage - tandem parking potential, substantial concrete piles, underfloor insulation and a ground moisture barrier.
- Extra off-street parking - park in front of the garage as well.
- A sunny, north-facing backyard - well fenced for children and pets, with a concrete ramp providing access and space for outdoor entertaining and play.
- Family-friendly cul-de-sac - enjoy a quieter setting with minimal passing traffic.
- Room to add value - refresh the interiors, add a north facing deck and bring your own ideas to life as time and budget allow.

A location that makes everyday living easy. Walk to the beach, enjoy a round at Chisholm Park Golf Links, and take advantage of the nearby schools, including Anderson's Bay School, St Brigid's School, Tainui School, Tahuna School and Bayfield High School.

Positioned on the higher side of the street, this is a home with a practical layout, solid fundamentals and plenty of scope to enhance.

4 BED | 1 BATH | 1 CAR

PRICE:

Deadline sale. Deadline date
28/10/2026

OPEN FOR INSPECTION:

Oct 20 at 5:30pm - 6:00pm
Oct 26 at 1:30pm - 2:00pm



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