

UNIT 2 /41 MANCHESTER WAY,  
JUDEA, TAURANGA, **BAY OF PLENTY**

**YOUR PROPERTY** 



# FOR SALE

**A LITTLE LESS MAINTENANCE, A LOT MORE LIVING**

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There comes a time when having less to look after means having more time for the things you love. Set within The Village, this inviting two-bedroom home offers the opportunity to simplify your lifestyle without giving up comfort, independence or the pleasure of having a place to call your own.

Inside, the open-plan kitchen, dining and living area creates a welcoming space for everyday living. Whether it's enjoying a leisurely breakfast, having friends over for dinner or settling in for a relaxing evening, the layout feels comfortable and connected. A heat pump provides year-round comfort, while sliding doors extend the living outdoors.

And it's here that this home really comes into its own. Surrounded by established gardens and colourful planting, the private deck is a lovely place to unwind, entertain or simply enjoy the outlook across Tauranga and beyond. There's room for outdoor dining, a favourite chair and a little time to yourself, without the responsibility of maintaining a large section.

Two comfortable bedrooms offer flexibility for visiting family, overnight guests or a dedicated hobby space, while a well-appointed bathroom and covered carport add to the home's everyday practicality.

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