



📍 22 Walsh Street, Forest Lake

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It's all here for first-home buyers, investors, and those with design flair who enjoy home improvements. This budget-friendly three bedroom weatherboard offers great value and the promise of future rewards. It lies in a family-friendly Forest Lake cul-de-sac footsteps from Minogue Park and Lake Rotokaeo. BMX tracks, netball courts, children's playground, dog exercise areas and nature walks are moments away. So many leisure needs are covered. The home presents an open plan living environment drawing the kitchen and dining into its social space. Kitchen and bathroom sit on wooden floors and the rest of the home is carpeted. It is also insulated in the ceiling and has a heat pump for year-round comfort. There is deck for outdoor entertaining and relaxing over summer. The grounds are ideal for active kids who like running about, trampolining and bouncing balls. A single garage, a carport and off-street parking take care of vehicles. The home is currently tenanted. Close proximity to State Highway 1 makes commuting to The Base and northern destinations quick and easy. The CBD is a short drive. Priced to sell as owners have their eyes on another project, so don't delay call Rose on 027 2772 636 or Chip on 0274 752349.

**Floor size** 82 m<sup>2</sup>  
**Rateable value** \$410,000  
**Rates** \$2,231.15



**Chip Humble**

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