



## 📍 49 Ashurst Avenue, Pukete

Welcome to 49 Ashurst Ave Pukete!

Renovated with four bedrooms plus bonus studio above garage and three bathrooms, it offers ample space for a family or guests. The multi-level bedroom separation is a fantastic feature, especially for large or extended families. It provides privacy and space allowing everyone to have their own area while still being part of the same household. This setup can accommodate varying schedules, sleep patterns, and preferences, contributing to a harmonious living environment. Additionally, it offers flexibility in terms of living arrangements, making it suitable for both immediate family members and visiting relatives or friends. Overall, the multi-level bedroom separation adds versatility and comfort to the home. The covered outdoor area is a great addition for enjoying the outdoors regardless of the weather, and having a large family or pet-friendly section adds to its appeal. With a spacious garage and extra outdoor storage sheds, there's plenty of room for vehicles, tools, and other belongings. Renovated bathrooms provide modern amenities, improved functionality, and a fresh aesthetic, enhancing comfort and convenience for residents and guests alike. Whether it's updated fixtures, stylish tiling, or energy-efficient features, these upgrades contribute to a more enjoyable and luxurious living experience. Similarly, a newly renovated kitchen and scullery can be the heart of the home, offering state-of-the-art appliances, ample storage, and upgraded countertops and cabinetry. It becomes a space where cooking, dining, and socializing converge, making meal preparation a pleasure rather than a chore. The modern design and high-quality finishes of a renovated kitchen not only elevate the aesthetics of the property but also increase its overall functionality and value.

Land area	800 m <sup>2</sup>
Floor size	161 m <sup>2</sup>
Rateable value	\$1,050,000
Rates	\$4,106.00



**Corinna Findlay**

📞 07 838 3800

📱 021 0246 1677

✉️ [corinna.findlay@lugtons.co.nz](mailto:corinna.findlay@lugtons.co.nz)