



## 📍 23 Moreland Avenue, Pukete

If you're in the market for an awesome family home in a great location, this is a property that must be on your viewing list. Welcome to 23 Moreland Avenue in Pukete. This immaculately presented home has undergone a complete makeover creating something very special. Firstly the existing single glazed windows were replaced with double glazing and the ceiling insulation topped up. Next came new blinds and drapes and double roller blinds installed in the living area, new carpets with thick underlay and strip flooring throughout the entrance foyer kitchen and bathrooms. All the existing lights were replaced with new LED down lighting and fresh new paint throughout creates a wonderful light bright and warm environment. The kitchen has undergone a little upgrading too with the addition of new soft close cupboards and draws plus all the mod cons including quality Bosch induction cooktop, range hood and wall oven, dishwasher, water purifier and a waste disposal unit, and no makeover would be complete without bathroom and ensuite transformations. The floor plan layout and section have been designed for comfortable living all year round with spacious lounge and dining both complimented with doors leading out to ground level decking, outdoor entertaining and large well fenced yard. Stepping back inside you'll find three good size bedrooms, the renovated bathroom with separate shower and bathtub ideally suited to young families, ensuite and walk-in wardrobe in the master bedroom and internal access double garage that's been carpeted along with ceiling and door insulation installed. Other noteworthy features include two heat pumps, USB outlet in the kitchen, new quality porcelain toilet suites, large custom made rustic garden shed and a smaller garden shed and enough off street parking for several vehicles.



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| <b>Land area</b> | 786 m <sup>2</sup> |
| <b>Rates</b>     | \$3,079.68         |

