



## 109 Poaka Avenue, Dinsdale

Immaculately presented and looking a picture, this elevated gem delivers comfort and lifestyle in a highly desirable Dinsdale location. Demanding your attention from the roadside, this home sits naturally in its well established neighbourhood - known for its community, family feel. This very comfortable and instantly welcoming home boasts a modernised kitchen and bathroom, three bedrooms and two very spacious living areas. The home is complemented with gas heating, heatpump and an HRV ventilation system. If indoor/outdoor flow is high on the list of priorities - you won't be disappointed here, the access to the sensational decking space acts as an extension of your living zones in summer. The kitchen lies in the heart of the home and is a functional well thought out design, keeping the dining space interactive for kids and guests. Down a short flight of stairs you will find a separate toilet, the luxury of a large laundry and huge garaging with a workbench, offering a perfect space for car enthusiasts, a man cave or simply family storage. Like the current owners, the purchasers will absolutely love summer days here on the huge north facing deck while the kids enjoy the large fully fenced backyard. Evenings will be cherished with friends and family surrounding the outdoor pizza oven. An absolute gem for families, first home buyers or empty nesters alike - to be auctioned, unless sold prior, Call Libby Buchanan to view or for a step by step guide on buying at auction. LIM report available.



Land area	751 m <sup>2</sup>
Rateable value	\$425,000
Rates	\$2,650.00

