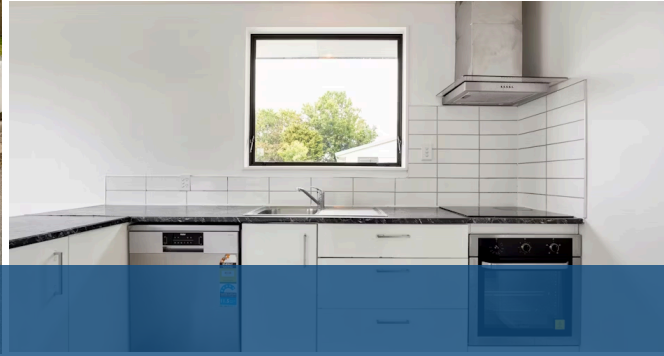




📍 43B Crawshaw Drive, Nawton



# Price Slashed - Urgent Sale Required!

# \$519,000



\$40k price drop - get in quick!

Welcome to this fantastic property that ticks all the boxes for both first-time homebuyers and savvy investors alike. This home boasts three spacious bedrooms, and an open-plan living area providing ample space for the family. Two toilets provide extra convenience. Perfect for those who need extra space for hobbies, a home office, or creative pursuits, the two outside studios offer endless possibilities. Enjoy the peace of mind that comes with knowing your home is freshly updated. With new paint, carpet, and curtains throughout, this property feels modern and inviting from the moment you step inside. Insulation plus a heat pump to keep you cozy during the cooler months. Conveniently located next door to the local school and just a short distance from Avalon Drive Shops and Grandview Shopping Centre

Commuting is a breeze with easy access to The Base shopping centre and the CBD. Rental Appraisal \$560 to \$600 pw. Whether you're looking for your first home or an addition to your investment portfolio, this is an opportunity not to be missed! Talk to Tom or Babak today for more information. \*Staging done virtually using AI

Floor size	90 m <sup>2</sup>
Rateable value	\$620,000
Rates	\$2,742.02



**Babak Paymani**

📞 07 855 0550

📱 027 405 1416

✉️ babak.paymani@lugtons.co.nz



**Tom Shields**

📞 07 855 0550

📱 020 4074 9364

✉️ tom.shields@lugtons.co.nz