

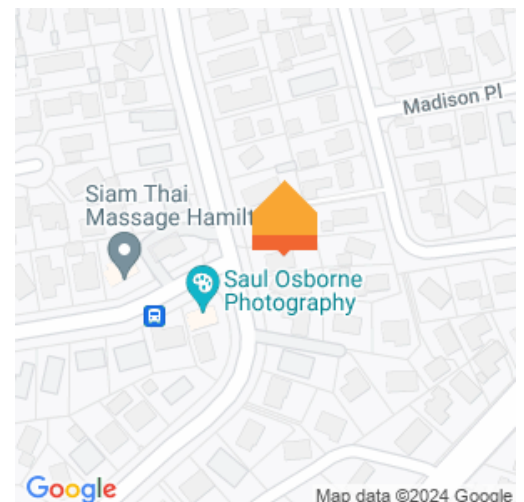


📍 61 Poaka Avenue, Dinsdale

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An enticing first home investment, a young family would find it hard to trump this opportunity. Poised on an elevated 690sqm site with picturesque district views, the 1970s weatherboard home instantly draws you into its welcoming embrace. Not only does it show pride of ownership, the home places a big emphasis on comfort. It is mostly double glazed, has top and bottom insulation, new guttering (Dec. 2019), HRV, a heat pump, gas wall and panel heating, and a natural inclination to the sun. Bedrooms are warm relaxed retreats, and one has an ensuite (not permitted). The large open plan environment, encompassing living, dining and modern kitchen and gets all day sun!. It opens to a remodelled deck that is impressively big and a sun-trap for outdoor entertaining. Adults can sit back and bask in the warmth while watching the children frolic in the fully fenced, pet-friendly backyard. There are two garden sheds to potter in and plenty of fruit to harvest. Storage under house is a bonus. The grounds are trim-kept and offer carport and off-street parking. Poaka Avenue is a family oriented neighbourhood moments from Dinsdale Shopping Centre and well-located for accessing main arterial routes, the CBD, hospital and coastal destinations. For further information or to view please call Melissa Wilton on 021 157 3459.

Land area	690 m <sup>2</sup>
Floor size	143 m <sup>2</sup>
Rates	\$2,677.00



**Melissa Wilton**

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