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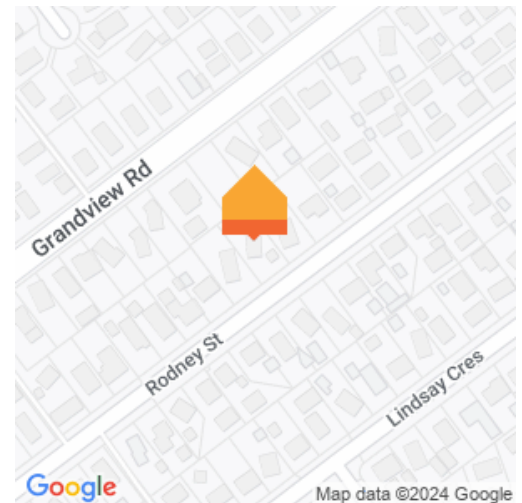


## 22 Rodney Street, Nawton

Peacefully placed with an elevated outlook, this neat and tidy three-bedroom home presents an immense opportunity for first home buyers, small families, or prime investment property. Comfortable and ready to move in, with the potential to make changes with a contemporary revamp. Within walking distance to Nawton Shopping Centre, Sugar Bowl Cafe, Elliot Park and easy commute to Wintec, Te Rapa, The Base and expressways. Spacious timber kitchen is practical in design with the dining area adjacent. Relaxed living area offers a heat pump plus there is a smart vent system for comfort. Sliding doors open to the undercover balcony, ideal for indoor/outdoor entertaining this summer. Three great sized bedrooms all feature wardrobes, the master features a solar panel heating fan all accompanied by the well-presented family bathroom. Expansive 815sqm section, great for children and pets with a secure backyard and ample room to play. Double garage and a double carport provide plenty of room to park the cars, plus there is an outdoor cabin ideal for extra storage space. Positioned in an ultra-convenient location, this home won't last long. Call Jamie today for your private viewing.



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|------------|--------------------|
| Land area  | 815 m <sup>2</sup> |
| Floor size | 148 m <sup>2</sup> |
| Rates      | \$2,564.00         |



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