



Sold



41 Avalon Drive, Nawton



Start planning your future! A superb opportunity for first home buyers, young families, or investors to secure a weatherboard and tile home with 3-bedrooms plus office. Great buying in Nawton and will be sure to pique your interest. Currently occupied by a long-term tenant. Brand new carpet and well-positioned heat pump in the open lounge and dining is welcoming and keeps everyone comfortable all year round. A lovely new timber kitchen and freshly painted interior complete with a spruced up bathroom, separate toilet, and laundry reflect all the recent hard work. Ready and waiting for you to add your personal touch or simply enjoy as is. Three comfortable bedrooms offer personal space and ample storage, including a generous walk-in-wardrobe in the master. The home office provides the bonus of flexible living options. Work from home, expand your storage or create a nursery. You choose. The fully fenced property hosts ample parking, a single garage, and a large private front yard, safe and spacious for kids to run and play all summer long. This tidy, low maintenance section is within walking distance to the Avalon Drive shops. Good access to Te Awa mall, local employment, and main arterial routes around the city. Your family will be happy here. Put out the welcome mat!

Rateable value	\$530,000
Rates	\$2,054.18



Copy and paste the link below to download and access the property files:

<http://propertyfiles.co.nz/41AvalonDrive>

Call Del today to organise a viewing time - 0226341066



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