



For Sale - 4 Timbermill Road, Whenuapai

Enquiries over \$699,000

VENDOR HAS BOUGHT - SEIZE YOUR OPPORTUNITY!

2 1 1 1

Looking for a home that offers so much more than the standard townhouse? Loaded with extra features, first home buyers will love this thoughtfully designed two-bedroom residence boasting extra-large bedrooms, open-plan living, and a fantastic outdoor entertaining area - all in an unbeatable Whenuapai location.

Both bedrooms include large double wardrobes with built-in storage, and the second bedroom features a study nook - perfect for work or study. The updated kitchen offers additional bench space, a pantry, and quality Smeg appliances. Comfort is assured with double glazing, insulation, and two heat pumps. Tinted north-facing windows in the lounge and second bedroom keep the home cool in summer.

Step outside to the North-facing deck, where you can enjoy beautiful sunsets under the louvred pergola. The private, low-maintenance section is fully fenced, with artificial turf and bark for easy care.

The painted and carpeted garage has been transformed into a versatile rumpus room but can easily be reinstated. In addition to the existing garage door, there is a clever roll-down lifestyle door for use during the day to provide added light. Unlike a fixed ranch-slider, this means the garage can still be used for cars if preferred. There's also off-street parking and ample guest parking nearby.

Completed in Jan 2021 by Mike Greer Homes, with over 5 years remaining on the transferable Master Build Guarantee, and amenities within walking distance, this is an opportunity not to be missed!

Disclaimer: Some of the information contained in this brochure has been provided to HomeSell/HomeSell Pro by the vendor or obtained from a third party or from sources such as Property Guru, Councils or LINZ title documents. HomeSell/HomeSell Pro has not verified the accuracy of or completeness of the information, and gives no warranty as to its accuracy, validity, or completeness. Prospective buyers should make their own enquiries or investigation as to its accuracy or completeness and seek independent legal advice if this information is material to their purchasing decision.



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Floor Area: 96 sqm (approx)

Legal Description: UNIT 2 DP 554700

Rateable Value: \$785,000

Rates: \$2,501.15 pa

Body Corporate: \$3,183.70 pa

Chattels: blinds, curtains, fixed floor coverings, rangehood, stove, cooktop, dishwasher, pantry, kitchen waste disposal, light fittings, 2 heat pumps, heated towel rail, bathroom fan and heater, smoke alarm/s, pergola, lifestyle door, 2 garage door remotes

Chris Caldwell
 Licensed Agent
021 333 829
chris@homesell.co.nz

HOMESSELL REAL ESTATE LIMITED Licensed under the Real Estate Act 2008

ARE YOU ALSO LOOKING TO SELL YOUR PROPERTY?

At HomeSell Pro, you take care of the viewings and our licensed agents do the rest for a flat fee of \$12,500* No hidden costs. No worries. Call 0800 003 001 or visit www.homesell.co.nz

*\$2,500 paid upfront and \$10,000 paid on sale. Price includes GST.