



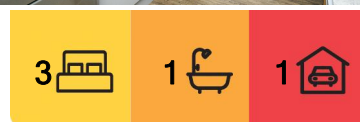
Awapuni, 6 Oban Place

Cul-De-Sac Gem - First home or Savvy Investment!

Nestled in a peaceful cul-de-sac, this is a fantastic opportunity to secure your first home or a smart addition to your investment portfolio. Set on a generously sized 685m2 (more or less) section, this three-bedroom gem offers comfort, space, some modern upgrades, and plenty of potential to make it your own.

The modern kitchen, updated in recent years, is a standout feature, boasting a large pantry, ample cupboard space, and a contemporary design that will make cooking and entertaining a breeze. The light-filled open-plan dining area flows seamlessly into the separate living space, creating a warm and inviting atmosphere.

There are three comfortable bedrooms, complemented by a modern main bathroom and a separate toilet, ensuring convenience for all. You'll stay cosy year-round with two heat pumps, a gas heater, and an HRV system, while the gas infinity hot water system adds a touch of luxury to your daily routine.



For Sale
Enquiries Over \$549,000

View
l.jhooker.co.nz/WD6GFB

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Step outside to discover the fully fenced back yard, ideal for children and pets to play safely. This home also features extra-large single garaging with workshop space, a garden shed for additional storage, and plenty of off-street parking.

Conveniently located close to parks, schools, Kindy and Woolworths supermarket, with just a short drive to the town centre, this home is perfectly positioned for easy living. Whether you're starting out, downsizing, or looking for a solid investment, this property is a must-see.

Don't miss out - call today to arrange your viewing!

Note: RV is not upgraded with improvements.

More About this Property

Property ID	WD6GFB
Property Type	House
House Size	113 m2
Land Area	685 m2
Licensed Real Estate Agents (REAA2008)	

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