

## Clarks Beach, 7 Poutawa Lane

Vendors instructions are clear - they are selling!

Coastal Comfort Awaits

Meaning: A modern beachside retreat offering privacy and effortless family living in a vibrant coastal community.

SPACE

Priced to the market, this perfectly positioned home sits down a cry quiet laneway in the heart of the emerging Clarks Beach Waterfront Estate. Just two years old, this single-level, three- bedroom home is ideal for buyers looking to start up or slow down.

Designed for modern living, the well-built home centres around a kitchen packed with storage, flowing seamlessly into the open-plan living, dining, and entry spaces. With three spacious bedrooms and two bathrooms, this property makes for a perfect first home or a comfortable place to downsize into.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
\$799,000

**View**  
Sun 8th Jun @ 12:00PM - 12:45PM

**Contact**  
**Marleigh Brady**  
021 170 1951  
marleigh@ljhsouth.co.nz

**Darren Brady**  
021 635 583  
darren@ljhsouth.co.nz

**LJ Hooker Southern Partners**  
09 298 4000



Low maintenance and easy-care living top the list, while the best of coastal life - including nearby parks, reserves, and daily conveniences - are just moments away. This property is an absolute must-see.

Priced at \$799,000, it represents the best value standalone home in the subdivision. Available for immediate possession - simply move in, relax, and start living.

FEATURES

- Land area: 301m2 (approx.)
- House size: 118m2 (approx.)
- Three double bedrooms, including an oversized master suite
- Two stylish bathrooms, including an ensuite and a full-size bathtub in the main
- Modern kitchen with engineered stone benchtops and premium appliances
- Open-plan living and dining with seamless indoor-outdoor flow
- Internal access single garage plus off-street parking
- Security features, including alarm system and exterior lighting
- 1-minute walk to the designated community playground
- Available for immediate possession

LOCATION

Nestled in a thriving new community, this home is just five minutes from the local primary school, kindergarten, gas station, and caf&#xE9;s. Enjoy the best of coastal living with easy access to parks, reserves, and everyday conveniences.

OPPORTUNITY

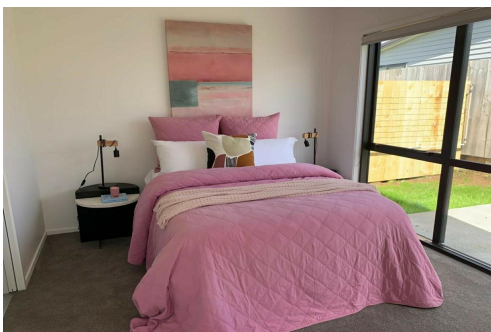
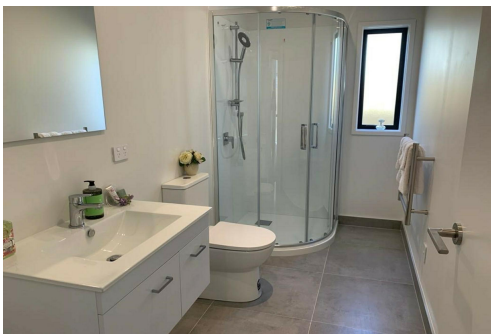
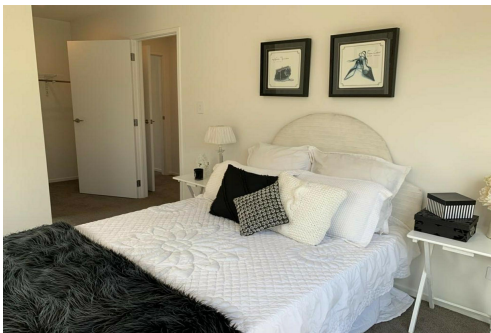
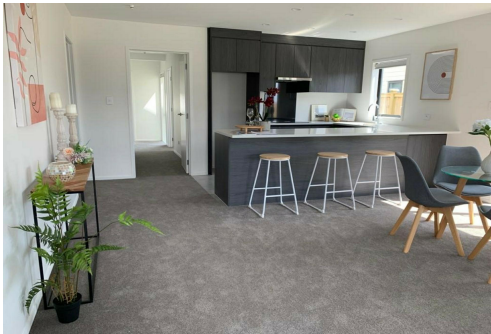
With limited homes of this calibre available, this is your chance to secure an affordable beachside lifestyle in one of Clarks Beach's most desirable locations. Act now-contact Marleigh on 021 170 1951 or Darren on 021 635 583 today to arrange a viewing!

More About this Property

Property ID	6RJ19
Property Type	House
House Size	118 m2
Land Area	301 m2

**Marleigh Brady 021 170 1951**  
Licensed Salesperson | marleigh@ljhsouth.co.nz  
**Darren Brady 021 635 583**  
Business Owner & Auctioneer | darren@ljhsouth.co.nz

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319 Great South Road, PAKAKURA NZ  
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