



31 Gladstone Road, Matamata

## Affordable entry-level home or investment




Perfectly positioned on a fully fenced 628sqm section (more or less), this well-located two-bedroom home offers an excellent opportunity for first-home buyers or savvy investors. Enjoy the convenience of being within easy walking distance to Matamata's shops, cafes, and local amenities.

The home features a sunny aspect with light-filled open-plan living, complemented by a modern, well-appointed kitchen that flows seamlessly out to a covered deck - ideal for relaxed outdoor living and entertaining. Beautifully presented throughout, the tasteful decor creates a welcoming and comfortable atmosphere.

The bathroom includes a practical wet-area shower, while good insulation ensures year-round comfort. Completing the package is a generous double garage, and off-street parking.

This one is well worth your inspection.

Call us today or visit one of our open homes.

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**FOR SALE**  
\$490,000

### AGENTS

Margaret Wright  
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### AGENCY

LJ Hooker Matamata  
07 888 5677  
Link Realty Ltd

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.



## MORE DETAILS

Property ID K5GHR1  
Property Type House  
House Size 66 m2  
Land Area 628 m2  
Licensed Real Estate Agents (REAA2008)

**Margaret Wright 0274 739 516**  
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Approx House Area 62m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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 **LJ Hooker**