

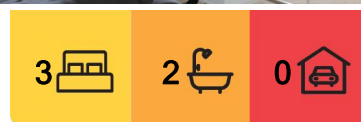


## Nawton, 5 Oak Avenue

Quick Sale for Christmas!

Searching for a fantastic property with the potential to grow your investment portfolio or your new family home? This lovely 3-bedroom house is situated on a freehold private rear section, at the end of a cul-de-sac, offering peace and privacy while being close to all the conveniences you need.

- 3 Bedrooms - Perfect for family living or tenants
- 2 Bathrooms - Added convenience for the busy family
- Large lounge, separate kitchen/dining - Plenty of room to spread out
- Front & Rear Decks - Enjoy outdoor living with space for BBQs, gardening, or simply relaxing
- Fully Fenced Private Rear Section - Secure and private, ideal for kids, pets, or peace of mind, set back from the road for added tranquility
- Detached Double Garage - Plenty of room for vehicles, storage, or a workshop
- Ideal for Rental Investment or Family Home - Healthy homes compliant with great potential for consistent rental income or as a cozy family home



**For Sale**  
\$549,000

**View**  
[ljhooker.co.nz/7E9HFH](http://ljhooke.co.nz/7E9HFH)

**Contact**  
**Shayne O'Hagan**  
021 975 932  
[shayne@ljh.nz](mailto:shayne@ljh.nz)



**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.

**LJ Hooker Ngaruawahia**  
**(07) 824 8601**  
Twin Rivers Real Estate Limited

Located within walking distance to public transport, schools, shops and an easy commute to Te Awa The Base or town, this property offers both convenience and comfort. Available with vacant possession. Priced to sell quickly, call now to avoid disappointment!

Shayne 021-975 932 or Paula 027-227 4842

## More About this Property

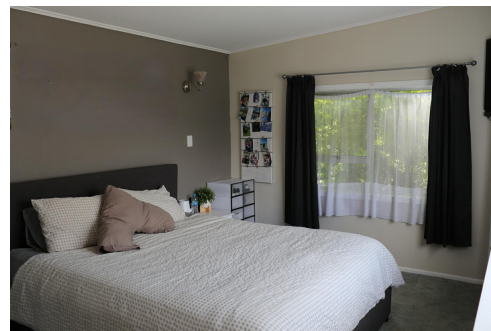
|   |                    |
|---|--------------------|
| <b>Property ID</b>                            | 7E9HFB             |
| <b>Property Type</b>                          | House              |
| <b>House Size</b>                             | 110 m <sup>2</sup> |
| <b>Land Area</b>                              | 968 m <sup>2</sup> |
| <b>Licensed Real Estate Agents (REAA2008)</b> |                    |

**Shayne O'Hagan 021 975 932**

Compliance Officer / Business owner | shayne@ljh.nz

**LJ Hooker Ngaruawahia (07) 824 8601**

Twin Rivers Real Estate Limited  
22 Galileo Street, NGARUAWAHIA NZ 3720  
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