



Snells Beach, 3 Kotuku Place

Spacious - Sunny - Stroll to Beach

Only 300m from the beach and boat ramp and within easy walking distance to Snells Beach shops. This property has plenty of off-street parking with secure lock up for boat or campervan. The rear of the section is fully fenced offering a safe enclosed area for children and pets.

Built in 1990, a well maintained, low maintenance 200m2 home, upstairs consists of spacious kitchen with walk-in pantry, open plan dining, and lounge, decks front and back, with broken views out over Kawau Bay. Three double bedrooms, one has a heat pump and access to the deck, all have built in wardrobes, there's separate toilet and bathroom. The home is heated via a Kent fireplace.

On the ground level with internal access a large double garage has plenty of storage. An added bonus on this level and with its own entrance is the fourth bedroom or guest room with bathroom, possibly the opportunity to make this self-contained.

4

2

6

For Sale
\$1,080,000

View
[ljhooker.co.nz/F2DHAY](https://www.ljhooker.co.nz/F2DHAY)

Contact
Craig Kenyon
027 485 6833
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Take a stroll along the beach, enjoy a short drive to one of the many vineyards or cafe bars in the area, grab some local produce from the Matakana Market, jump on the ferry from Sandspit to Kawau or launch your boat and head out into the bay for a day's fishing.

Viewing by appointment, call Craig 0274856833

More About this Property

Property ID	F2DHAY
Property Type	House
House Size	200 m ²
Land Area	642 m ²
Licensed Real Estate Agents (REAA2008)	

Craig Kenyon 027 485 6833

Salesperson | craig.kenyon@ljhooker.co.nz

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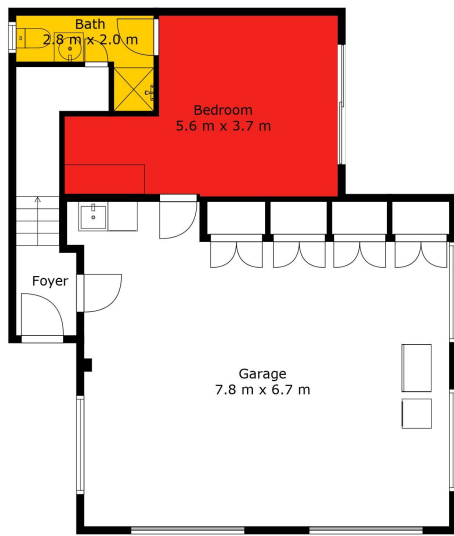
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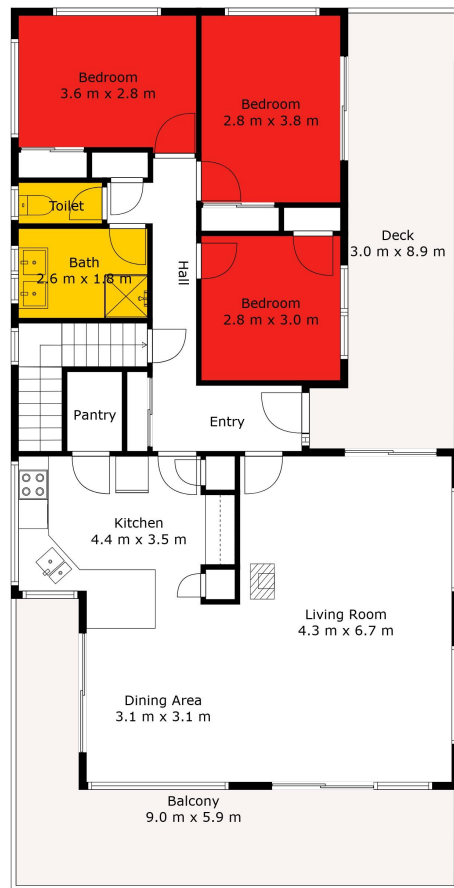
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Floor 1



Floor 2



Sizes & Dimensions Are Approximate. Actual May Vary.



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