



## Tirau, 14 Frances Street

### Did Someone Say Garages And Golf Course?

Welcome to 14 Frances Street, Tirau! This delightful three bedroom home offers the perfect blend of comfort, convenience, and modern living, all set on a generous 809sqm (more or less) section.

This property is an exceptional opportunity for families, first-time buyers, or investors alike.

#### Property Highlights:

- Bedrooms: Three spacious bedrooms designed for relaxation and privacy
- Bathrooms: One well-appointed bathroom featuring modern fixtures
- Garaging: Ample parking space with a three-car garage plus a separate singular garage with plenty of additional off-street parking for guests

#### Interior Features:

Step inside to discover a beautifully maintained interior with a combined lounge and dining



**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**  
\$595,000

**View**  
By Appointment

**Contact**  
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Putaruru Real Estate Limited



area that creates a warm and inviting atmosphere. The kitchen is equipped with a standard setup, including an electric stove and dishwasher, making meal prep a breeze. The home boasts excellent interior condition, featuring cosy carpet and durable vinyl flooring throughout.

Stay comfortable year-round with a heat pump and ceiling insulation, ensuring your home is energy-efficient and cosy no matter the season. The separate laundry adds convenience to your daily routine.

#### Outdoor Features:

The fully fenced backyard offers a safe haven for children and pets to play, while all the additional sheds provide additional storage for your outdoor tools and equipment. Enjoy the northerly and easterly aspects that fill the home with natural light and warmth.

#### Location Benefits:

Situated in a prime location and down a quiet cul-de-sac, this home is just a stone's throw away from local Shops, schools and golf course! Making it an ideal choice for families seeking convenience and community.

#### Don't Miss Out!

This lovely home is ready for you to move in and make it your own. With its excellent condition, spacious layout, and fantastic location, it won't last long on the market. Contact me today to schedule a viewing and take the first step towards your new home sweet home!

## More About this Property

Property ID	58UGFK
Property Type	House
House Size	95 m2
Land Area	809 m2
Licensed Real Estate Agents (REAA2008)	

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