



## Titirangi, 39 Meadowvale Rise

LIGHT, BRIGHT & MOVE IN READY – DON'T DELAY

\*\*\* PRICE INDICATION: LOW TO MID \$700,000'S \*\*\*

Discover this gem nestled in a great location, perfect for first-time buyers. Situated on an easy-care section, this home offers the comfort you seek. With great local schools like Glen Eden Intermediate just steps away and Kaurilands Primary School within a five-minute stroll, it's an ideal spot for families.

As you enter, you'll be greeted by a newly carpeted interior that radiates freshness, creating an inviting atmosphere throughout. The kitchen gleams with its brand-new fixtures, promising a modern and efficient space for the family chef. Each of the three bedrooms within this home offers ample space, ensuring comfort and flexibility for your lifestyle. The family bathroom boasts both a bath and shower for your convenience.



**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.

3

1

0

**For Sale**

Negotiation

**View**

[ljhooker.co.nz/1JFGGMQ](https://ljhooker.co.nz/1JFGGMQ)

**Contact**

**Ann Hutton**

0274 955 713

[ahutton.centralwest@ljh.co.nz](mailto:ahutton.centralwest@ljh.co.nz)

**LJ Hooker Central West**  
**(09) 836 3119**

Total Transaction Realty Ltd

The heart of this home lies in its open-plan living area, a versatile space that effortlessly connects to the outdoors through sun drenched timber decks. Whether you're entertaining guests or simply unwinding after a long day, this area provides a seamless blend of indoor/outdoor comfort.

The opportunity awaits for you to enhance the outdoors with some planting and trellising for added privacy, allowing you to personalise it and make it your own. It's up to you!

If you're after the perfect starter home in a prime location, your search ends here!

Call Ann today for a viewing of this affordable opportunity.

## More About this Property

**Property ID** 1JFGGMQ

**Property Type** House

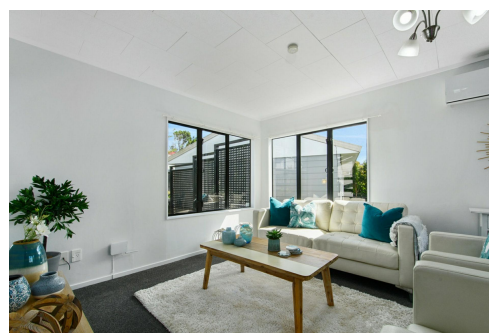
**Licensed Real Estate Agents (REAA2008)**

**Ann Hutton 0274 955 713**

Residential Property Consultant & Agency Director |  
ahutton.centralwest@ljh.co.nz

**LJ Hooker Central West (09) 836 3119**

Total Transaction Realty Ltd  
403 Great North Road, HENDERSON 0612  
centralwest.ljhooker.co.nz | centralwest@ljhtr.co.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 Central West  
(09) 836 3119**

Total Transaction Realty Ltd