



LJ Hooker



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3 Edwards Street, Waihi Beach




## Sun-Soaked Living Just Moments from the Beach

This inviting, north-facing property captures your attention from the moment you arrive, enjoying all-day sun and a warm, welcoming feel throughout. Thoughtfully designed for family living, the layout offers excellent separation, with the master bedroom and ensuite positioned at one end of the home, and two additional bedrooms and a family bathroom at the other. At the heart of the home, the open-plan kitchen, dining, and lounge area brings everyone together with ease.

The expansive decking is ideal for entertaining, comfortably accommodating family and friends while you enjoy the peaceful outlook to the hills beyond. Adding further versatility, the garage has been converted into a sleepout complete with its own shower and toilet, perfect for extended family, guests, or overflow accommodation.

- street parking is plentiful, ensuring convenience for residents and visitors alike. Warm, bright, and immaculately presented, there is little not to love about this home, it truly is a winner.

To complete the picture, the beach is just a short stroll away via The Loop, and the local village shops are also within easy walking distance. This is a property that must be seen to be fully appreciated.

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**FOR SALE**  
\$1,098,000

### AGENTS

Sue Lemon AREINZ  
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sue.waihibeach@ljhooker.co.nz

### AGENCY

LJ Hooker Waihi Beach  
(07) 863 5801  
Gary Alway Real Estate Limited

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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## MORE DETAILS

Property ID CSYGGE  
Property Type House  
House Size 103 m<sup>2</sup>  
Land Area 506 m<sup>2</sup>  
Licensed Real Estate Agents (REAA2008)

**Sue Lemon AREINZ 0275 891 939**  
Sales Consultant | sue.waihibeach@ljhooker.co.nz

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