



## Waihi Beach, 99B Citrus Ave

### Owner Demands Action!!

How about this 3 bedroom plus study recently fully renovated home with double internal access on 1671m<sup>2</sup>.

Master bedroom with ensuite along with ranch sider opening out to the deck.

All you need to do is move in, add your own personal touches, maybe add a swimming pool?

This property will benefit from the new planned community enhancements of the Citrus Ave development that is well underway, basketball area, playground along with recreation reserve & new beach access walk.

If you are looking for a single-level home or an upsized beach holiday home, then this property will appeal, plenty of room here for everyone.



**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.



**For Sale**  
\$1,275,000

**View**  
By Appointment

**Contact**  
**Gary Alway AREINZ**  
021 398 670  
gary.waihibeach@ljhooker.co.nz

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

Don't dilly dally, call today.

## More About this Property

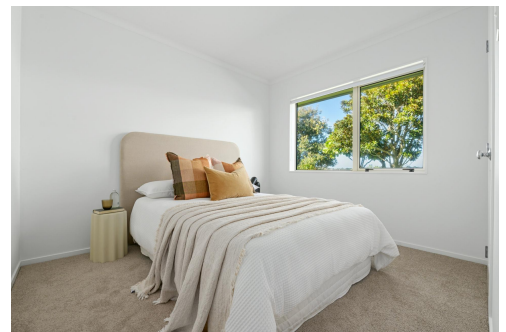
<b>Property ID</b>	CKFGGE
<b>Property Type</b>	House
<b>House Size</b>	194 m <sup>2</sup>
<b>Land Area</b>	1671 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Gary Alway AREINZ 021 398 670

Principal, Franchise Owner, Brand Manager & Sales Consultant |  
gary.waihibeach@ljhooker.co.nz

### LJ Hooker Waihi Beach (07) 863 5801

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