



DESIGNED FOR EASY LIVING

Relax in this easy care, hassle-free home sitting pretty on its own 264m2 freehold title.

This attractive single level property is tucked away from the street and offers 3 bedrooms, 2 bathrooms, and a generous sized internal access garage.

North-facing open plan living with easy outdoor flow to a sunny outdoor area offering a high degree of privacy.

Brookfield is a popular suburb, offering ready access to the CBD, being one that still ensures reasonable travelling times both in and out of the City Centre.

Conveniently situated for Brookfield Shops and Bethlehem Town Centre, the property is zoned for Otumoetai schooling (College and Intermediate) and is just a short stroll away from the Gordon Carmichael Reserve.

Looking to the future this home presents an opportunity for busy professionals, retirees, downsizers and investors at an affordable price.



\$489,000

6a Aaron Place Brookfield

Web ID# WB1213

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Property Information

Property Address	6a Aaron Place, Brookfield
Legal Description	Lot 1 DPS 83343 SA66B/118
Land Value	\$139,000
Capital Value	\$319,000
Capital Valuation Date	July 2015
Rates	\$2,290.22
Year Built	1998
Exterior Construction	Brick and Hardiplank
Roof	Concrete tile
Joinery	Aluminium
House Area	118m ² approx
Land Area	264m ²
Bedrooms	Three
Bathrooms	One
En-suites	One
Garaging	Single garage
Chattels	Stove, Fixed floor coverings, Blinds, Drapes, TV Aerial, Security doors x 2, Supertub.

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HEALTH AND SAFETY NOTES:

All parties must be registered to inspect this property and comply with the Health and Safety at Work Act 2015.

- Report any incidents, accidents or near misses while on the property.
- Wear suitable footwear, where appropriate, and take extra care on wet, slippery or uneven surfaces. Running is prohibited.
- Do not touch or operate any electrical or other machinery without consent while on the property.
- Children must be supervised at all times and for the purpose of safety it is prohibited for any visitors to use any of the sellers equipment, recreational or otherwise.
- No smoking on the property (this property is a smoke free zone to all visitors)
- In the event of an emergency assemble outside the front of the property.
- All inspections of this property are based on an "as is where is" basis. The agent is unable to guarantee all aspects of risk management disclosure when some risks are unknown or undetected at this point. You enter this property at your own risk.

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**THINKING OF SELLING?—COMPARE OUR RATES:
2.95% TO \$400,000 2% THEREAFTER, \$500 ADMIN + GST**

