



## STUNNING MID AVENUES CHARACTER

An absolute unique opportunity on offer. Originally constructed in the 1940's of solid timber and now having undergone extensive renovations including Insulation, Plumbing, Kitchen and bathroom, Electric cabling, Hot water system, Double glazing, Heat pumps and French doors to a covered and open decking while maintaining the charm of a bygone era.

This compact unit (1 of 2) sits on a fully fenced flat site within walking distance to many parks and amenities.

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# \$499,950

**129A Fourteenth Ave  
Tauranga**

Web ID# WB1223

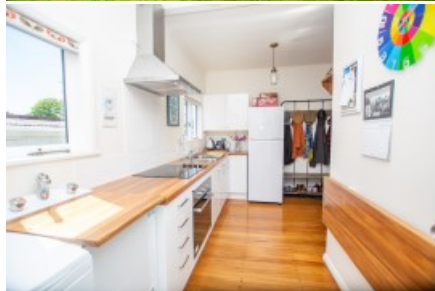
## Tim Lapwood

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## Property Information

Property Address	129a Fourteenth Ave, Tauranga
Legal Description	Lot 2 DPS 29261 Flat 1 DPS 33709 SA30B/744
Land Value	\$220,000
Capital Value	\$280,000
Capital Valuation Date	July 2015
Rates	\$2,228.56
Year Built	1940's
Exterior Construction	Timber weatherboard
Roof	Iron
Joinery	Timber
House Area	60m <sup>2</sup> approx
Land Area	Crosslease
Bedrooms	Two
Bathrooms	One
Garaging	Single garage
Chattels	Blinds, Light fittings, Electric garage door opener with remote, Rangehood, Heatpumps x 2, TV Aerial, Security lights.

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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.

#### STATEMENT OF PASSING OVER INFORMATION

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

