



## UNIQUE AFFORDABLE BEACH LIFESTYLE

An ideal holiday home, 1st home or rental investment offering spacious ground level family living. A 2nd bathroom, two bedrooms plus an extra sleeping or family area upstairs adds to the appeal. Potential to add your own flair and personal touches. The spacious garage has access through the front and rear.

Being within easy flat walking distance to the ocean beach and public walking and cycle way adds further attraction. This chalet style home is located between popular Bayfair and Papamoa Shopping Centres.

Make this yours for this summer.  
Immediate possession is available.



ENQUIRY OVER **\$415,000**

**53b Hartford Ave  
Papamoa Beach**

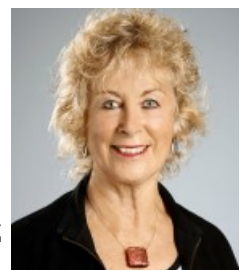
Web ID# WB1227

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## Property Information

Property Address	53b Hartford Avenue, Papamoa Beach
Legal Description	Lot 42 DPS 41263, Flat 2 DPS 54662 and Carport 2 DPS 54662 SA45B/819
Land Value	\$290,000
Capital Value	\$505,000
Capital Valuation Date	July 2018
Rates	\$2,205.30
Year Built	1989
Exterior Construction	Hardiplank and Longrun Iron
Roof	Iron
Joinery	Aluminium
House Area	115m <sup>2</sup> approx
Land Area	Undivided 1/4 Share of 1645m <sup>2</sup>
Bedrooms	Two
Bathrooms	Two
En-suites	-
Garaging	Large spacious garage
Chattels	Stove, Fixed floor coverings, Drapes, Light fittings, Rangehood, Garden shed.

### 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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2.95% TO \$400,000 2% THEREAFTER, \$500 ADMIN + GST**



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