



DOWNTOWN MOUNT, AN EASY STROLL

Bathed in all day sun, this spacious 171m² three bedroom unit is only a five minute walk to the ocean beach, or a ten minute walk to the downtown shops, cafes and much more.

Generous sized living area, modern kitchen and with three good sized double bedrooms, two bathrooms, a third toilet, plus an outdoor shower at the rear.

Drive through single garage providing parking for a small boat or extra vehicles. Full fenced rear section, providing a safe play area for grandchildren or the family puppy.

Fully furnished if required.

The perfect family holiday home.

3  2  1 

\$1,090,000

60a Pitau Road, Mt Maunganui

Web ID# WB1261

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Property Information

Property Address	60a Pitau Road, Mt Maungnui
Legal Description	Lot 1 DPS 78065 SA62A/316
Land Value	\$645,000
Capital Value	\$1,190,000
Capital Valuation Date	July 2018
Rates	\$3,827.21
Year Built	1999
Exterior Construction	Brick, Insulclad and Harditex
Roof	Colour Tiles
Joinery	Aluminium
House Area	171m ² more or less
Land Area	333m ² more or less
Bedrooms	Three
Bathrooms	Two plus a third toilet
Garaging	Single garage
Chattels	Stove, Fixed floor coverings, Curtains, Drapes, Light fittings, Dishwasher, Electric garage door opener with one remote, Waste disposal, Rangehood, Heated towel rail x 2, Central vacuum system and attachments, TV Aerial, Security lights, Super tub, TV wall bracket, Lounge window seat squab, 2 x electric wall heaters.

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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