



## Attention First Home Buyers And Investors!

**303b Devon Street West, New Plymouth, New Plymouth**

**Price: By Negotiation**

Are you a first home buyer or an investor looking for a property with a great existing tenant? Are you searching for the ideal combination of location and potential? This property might just be what you've been looking for.

Constructed from brick, this property is elevated and situated at the rear of the address, providing added security and quiet away from the bustling main road.

The living area, kitchen, and two bedrooms are complemented by separate bathroom, toilet, and laundry facilities.

The real highlight here is the expansive double basement garage, offering either an abundant storage space on one side or generous workshop area. Additionally, there's convenient off-street parking available.

All of this is situated within a 3-minute drive and less than 1.5 km from the City Centre. With the Elixir coffee shop a short stroll away, along with the Devon Medical Centre. The property is also within close proximity to the coastal walkway and the Aquatic Centre.

When location is everything. Don't delay and call today for an appointment to view.

**Ref: NP02532**

Bedrooms:2

Bathrooms:1

Garages:2

**Pete Baylis**



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