



## Cute Little Charmer - Great Value

**475b Saint Aubyn Street, Moturoa, New Plymouth**

**Price: Offers Over \$565,000**

Despite its modest size, this charming 2-bedroom home exudes warmth and character. With every essential aspect carefully considered and provided for, this home offers a harmonious blend of practicality, and convenience.

A notable feature is the additional enclosed room, seamlessly extending from the living area and effortlessly blending to the outdoors, with enticing options for entertaining, lush greenery and tranquil birdsong. Additionally, the home offers a single garage, and additional off-street parking for added convenience. Positioned up a right-of-way, the property provides a sense of privacy and security.

Conveniently located within walking distance to the Moturoa shopping Centre, Ngamotu beach and the coastal walkway this location is sure to impress. This property offers the best of both worlds, with easy access to local amenities and recreational activities alike.

Vendor moving overseas so can be purchased with or without furnishings.

Call today and make this your new home!

**Ref: NP02647**

Open Home 2:45pm - 3:15pm

Bedrooms:2

Bathrooms:1

Garages:1

**Pete Baylis**



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