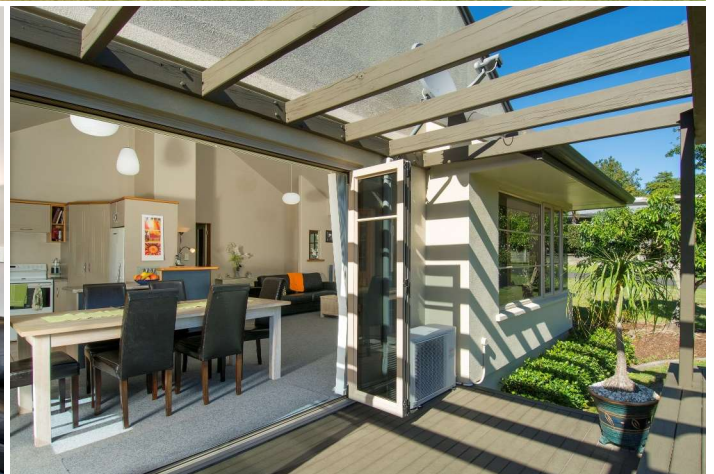


PYES PA, 35 Grantston Drive

\$ 589,000



Always In Style!

3  2  2 

Nestled into an established Pyes Pa neighbourhood, this warm and welcoming haven features open plan living, 3 bedrooms, 2 bathrooms, double internal access garaging, a sunny deck and patio plus a family friendly 603m<sup>2</sup> site (more or less) for kids, pets and play. The ideal cul-de-sac location is only minutes from Grace Hospital, Aquinas College, Greenpark Primary and vibrant Greerton Village too!

WEB ID: H9642



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REAL ESTATE

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# Crockford REAL ESTATE

Property Information \*

Legal Description	Freehold CT 408036 Lot 3 DPS 80343 & 1/5 Share in Lot 32 DPS 80343
Land Valuation	\$186,000 (July 2015)
Capital Valuation	\$451,000 (July 2015)
Annual Rates	\$2,420.25
Year Built	1990-1999
Land Area	603m <sup>2</sup> Plus 1/5 Share of 629m <sup>2</sup> (ROW)
House Area	160m <sup>2</sup>
Joinery	Aluminium
Exterior Cladding	Plaster Over Polystyrene
Roof Material	Coloured Steel Tile
Bedrooms	Three Doubles
Bathrooms	One Main plus Ensuite
Garaging	Double Garage with internal Access Plus Off-Street Parking
Chattels	Stove, Fixed Floor Coverings, Blinds, Curtains, Light Fittings, Dishwasher, Garden Shed, Auto Garage Door Opener + 2 x Remotes, 2 x Heated Towel Rails, Rangehood, Waste Disposal Unit, 2 x Heat Pumps.
Features and Benefits	Open Plan Dining, Modern Kitchen with Pantry, Laundry in Garage, Level to Sloping Land.
Local Amenities	Greerton Village Shopping Centre, Tauranga Crossing, Greenpark Primary, Aquinas College, Tauranga Intermediate, Tauranga Boys'/Girls' College, Tauranga Golf & Racecourse, Greerton Aquatic Centre & Gymnasium.

## Health & Safety Information.

All parties entering onto the said property must comply with the Health and Safety at Work Act 2015. Your real estate salesperson will point out any additional safety risks at this property, but are unable to guarantee all aspects of risk management disclosure as some risks may be undetected. You are entering the property at your own risk. Your responsibilities include:



- ✓ Reporting any incidents, accidents or hazards whilst on the property
- ✓ Taking care on wet, slippery and uneven surfaces
- ✓ Supervising your children/others in your care
- ✓ No smoking
- ✓ No running

Unless consent is previously obtained, you are not permitted to:

- ✓ Touch or operate any electrical equipment or machinery
- ✓ Take samples for investigation

\* Please note: the above property information was sourced from Property Smarts, Property Guru, City Council, and/or LINZ.

