



### 141 Armstrong Avenue Te Awamutu NZ

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Calling all first home buyers, property investors, builders and DIY enthusiasts! This solid 1950's brick home is conveniently located close to town and local schools and is packed with opportunity and potential.

Set on a 520m<sup>2</sup> (approx.) flat and well fenced section, this home has the 'Healthy Homes' tick and features a sunny, light-filled lounge with wood burner, three double bedrooms, a functional kitchen and separate laundry.

New owners with vision and some DIY know how could reconfigure the floor plan, refurbish and definitely add value to their investment. There is also huge scope to further develop the easy care section and plant out the large, raised vegetable box and add flower beds. A single detached garage and garden shed are also included.

This is a fantastic opportunity for buyers looking for a

**Type** : House  
**Land Size** : 520 sqm  
**View** : <https://dev.stonerealestate.co.nz/sale/nz/-/te-awamutu/residential/house/8200218>

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