



### 236 Warburton Crescent Te Awamutu NZ

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This inviting three bedroom home with the added bonus of a separate sleepout, offers both comfort and practicality for families and investors alike. Refurbished in 2016, this property boasts a modern kitchen and bathroom, ensuring a fresh, updated feel throughout.

The layout includes a spacious living area, a convenient separate laundry and a well-appointed bathroom. Step outside and enjoy a fully fenced section for added privacy and security, with the backyard also separately fenced - perfect for pets or children to play safely.

Completing the picture is a detached single garage, along with a carport providing extra parking or storage space. This home combines modern living with functional features, making it an ideal choice for families, first home buyers, or those seeking a sound investment.

**Type** : House  
**Land Size** : 997 sqm  
**View** : <https://dev.stonerealestate.co.nz/sale/nz/-/te-awamutu/residential/house/8200293>

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