

# FOR SALE



**OFFERS OVER \$400,000**

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## 38 Rotorua Road, St Clair

Perfect first home or keep the existing long-term tenants

Perfect first home or keep the existing perfect tenants on!  
This spacious, and very well presented 3brm home is full of surprises. For starters, there are 2 separate living areas, ceiling fans to all bedrooms and 2 X air conditioners throughout the home. There is a huge pergola area stretching the full width of the home overlooking the great size yard with plenty of shed storage. Behind lockable gates there is single carport but allows enough space for a double garage to be built with street frontage STCA. The great tenant has been in the home for 9 years & is paying \$380 per week, she would love to stay but understands that she may have to move should a family want to buy to move in, do not miss the open house because this will sell. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested



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