Bays PROPERTY CO.



435 Main Road, Riwaka







Character Living with Income Potential!

4 1 2 1 137m² 1314m²

Tucked away from the road and surrounded by established greenery, this charming Riwaka property offers a wonderful combination of character, comfort and versatility, complete with double glazing and a separate sleepout offering exciting potential for additional income!

Step inside the main home and you'll immediately appreciate the warmth and character throughout. Beautiful timber detailing adds personality, while the light-filled living spaces and comfort of double glazing create a relaxed and welcoming atmosphere that feels like home.

Outside, the generous grounds provide plenty of room to spread out, entertain, garden or simply enjoy the peaceful surroundings. With established trees, spacious lawns and lovely views towards the surrounding ranges, there's plenty to love about this slice of Riwaka living.

A real standout is the separate sleepout, complete with its own kitchenette and ensuite. Whether you're looking to accommodate extended family, create a private guest retreat, work from home or explore the potential for additional rental or short-stay income, this versatile space opens up plenty of possibilities!

Property highlights:
- Character-filled 3 bedroom home with beautiful timber features
- Double glazing for added warmth and comfort
- Light-filled, welcoming living spaces
- Separate sleepout with kitchenette and ensuite
- Potential for additional income from the sleepout
- Generous grounds with established gardens, fruit trees and lawn
- Lovely outlook towards the surrounding ranges
- Private setting, tucked back from the main road
- Outdoor spaces for entertaining and relaxing
- Additional garaging and storage options
- Convenient Riwaka location, with Motueka and the Abel Tasman region within easy reach

Positioned in the heart of Riwaka, you'll enjoy the best of village living while being just a short drive from Motueka's shops, cafés and everyday amenities, with beautiful beaches, walking tracks and outdoor adventures right on your doorstep.

Whether you're searching for a character-filled family home, space for extended family or a property with potential to generate additional income, there's plenty on offer here!

Come and discover the possibilities at 435 Main Road, Riwaka. Get in touch with Electra Trewavas today to arrange your viewing!













Legals

Land area	1314m²
Floor area	137m²
Tenure	Freehold
Rateable value	$700,000
Land value	$350,000
Improvement value	$350,000
Rates	$3462.01
Council zone	Tasman District Council

Energy

Heating	Heat Pump
Insulation	Underfloor and Ceiling
Windows	Double Glazed Aluminum
Water heating	Electric
Ventilation	DVS System

Construction

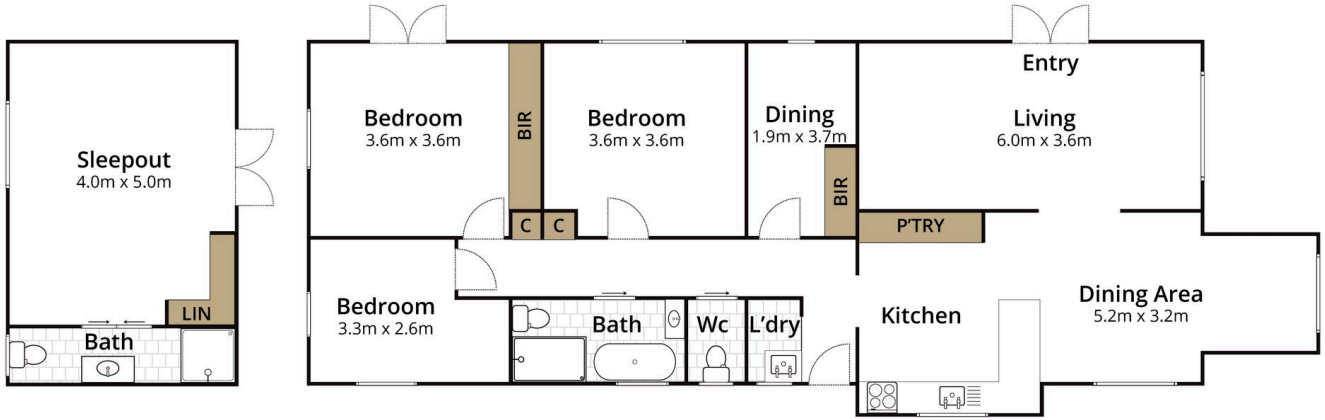
Decade built	1990's
Exterior	Board and Baton
Roof	Iron
EQC Claim	More information upon request
Insurer	Westpac

Chattels

Window coverings, Dishwasher, Bathroom extractor fans, Fixed floor coverings, Heated towel rail, Heat pump, Light fittings, Rangehood, DVS System, Cooktop/hob (Gas), Outdoor Pizza Oven, Outdoor Table and Bench.

Excluded: The light fittings in the living room, hallway, office and the master bedroom. Glass house.

Floor Plans



Whilst **bwrm.com.au** has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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This is Bays.

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