



FOR SALE

THE SWEETEST THING...ON STURGES.

Cute as a button. The photos say it all. Here's why you may want to organise a private viewing sooner rather than later.

- Location. An incredible spot. On the border of the two best parts of Henderson – Western Heights and Henderson Heights. Zoned for, and a short stroll to, popular Western Heights School. An area you can feel secure in.
- Privacy. One of two, this is the rear unit. Well screened from the road and the neighbours. Did you see that patio? Bliss.
- Sun, sun, sun. Light-filled living and master – thanks to that northerly aspect.
- Outlook. Not only are the big shutter framed windows with their timber joinery a nice touch - but the slightly elevated view from the living and dining is stunning.
- Traditional construction and design. Brick, concrete tile. One level. Room for a ramp if you want to install one. Garaging (near new so in tip top condition). Easy care grounds. Lots of lawn. Not. High. Density.
- Access to transport: Ditch the car and take the train (1km away give or take) or the bus (approx. 100m to the nearest stop). Circa 650m to Palamino shops too.

A winning combination. An affordable home. Someone is going to snap this up pronto.

Keen to know more? Give me a call.

Note: Woodburner is blocked off so decorative only. There is a heat pump.

Property Documents can be downloaded on: www.infopack.co.nz/2-68ASTURGES

2 BED | 1 BATH | 1 CAR

PRICE:

Asking price \$699,000

OPEN FOR INSPECTION:

N/A



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Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.