

**SOLD**

## MUST BE SOLD

Refreshed throughout including upgrades to the kitchen and bathroom this is a delightful two-bedroom (with built-in wardrobes) home that radiates warmth and charm.

Abundant natural light floods the interior through sliding doors from the lounge onto a deck and private, fully fenced back yard.

Located in sought after Stevenson Lane, central to town, walk to the 4Square, grab a coffee, wander down and enjoy the Inner Harbour. A single car garage with auto door and separate laundry, large additional shed and mature fruit trees all compliment this lovely home.

Whether your downsizing, searching for a first home or expanding the rental portfolio, this home is ready and awaiting your personal touches.

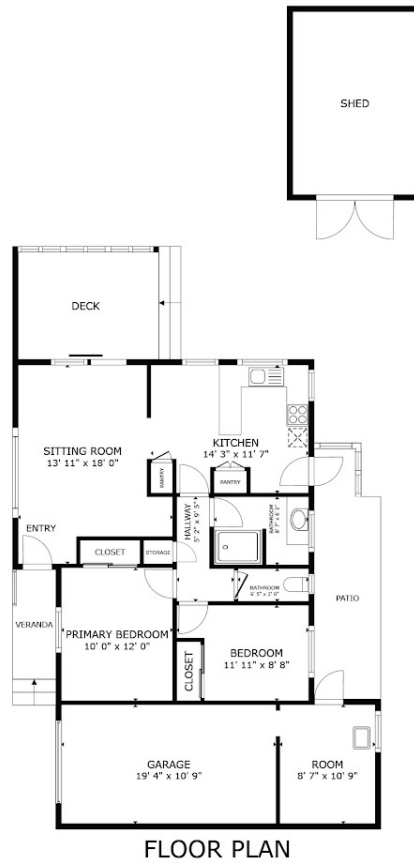
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$490,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Ben Robertson**  
**0278404760**  
ben@therealestateagents.co.nz  
The Real Estate Agents



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 1,037 sq.ft.  
 EXCLUDED AREAS : GARAGE 208 sq.ft. PATIO 126 sq.ft. VERANDA 39 sq.ft.  
 TOTAL : 1,037 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.