



# SOLD

**EXTRA EXTRA, READ ALL ABOUT IT!**

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Well the news is certainly more positive these days with interest rates starting to drop back, making it more affordable for you to get into your new home.

Even better, this Richmond property offers a little bit extra to help make it even more affordable- a consented sleepout with its own bathroom, perfect for a boarder, student or dependent relative to help pay the mortgage!

Perfectly positioned in the heart of Richmond, just minutes walk from shops and schools, the low maintenance summerhill stone home sits on a private and fully fenced 755sqm section offering plenty of space to play in the backyard and entertain on the large deck off the living area.

Inside, the newly tiled bathroom gives the home a really clean, modern feel while the living area is warmed by both a heat pump and fireplace and features a bonus office, ideal as a work from home space for you or homework area for the kids.

There is still room to add value here and the sharp pricing reflects the vendor's intention to meet the market.

PRICE: \$720,000

OPEN FOR INSPECTION: N/A



**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. (Rev NZ#1)

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