



# FOR SALE

## MODERN RENOVATION, GREAT OUTDOOR SPACE!

This charming property is perfect for first-home buyers or couples wanting to downsize, offering a rare opportunity to secure a top address in Birkenhead. Our owners, who already bought their new house, are leaving behind a beautifully renovated home that combines modern convenience with comfort and style.

- Completely renovated with new kitchen, new bathroom, new flooring, and fresh paint throughout
  - New double glazed joinery throughout that enhances energy efficiency and comfort
  - Open-plan dining and living area that flows onto a large wrap-around deck
  - Semi-bush setting providing a peaceful environment and respite from summer heat
  - Large stylish high-end tiled bathroom with underfloor heating
  - Two spacious bedrooms upstairs plus an office
  - Master bedroom and living area equipped with heat pumps/air conditioning units
  - Spacious hobby room downstairs for a workshop, studio, or extra living space
  - Double carport for covered parking
  - In zone for Chelsea Primary School, a short walk to school and Chelsea Kindergarden
  - Soldiers Bay beach at the end of the road and multiple bush walks nearby
  - Conveniently located just a few kilometers from the city and top North Shore amenities
- We suggest you inspect as soon as you can— it's vacant and ready for you!  
Call Team Lykov 021817338 now, so don't miss out on this beautiful home.

2 BED | 1 BATH | 2 CAR

### PRICE:

Price by Negotiation

### OPEN FOR INSPECTION:

N/A



**Oleg Lykov**

**021817338**

teamlykov@realty.co.nz

[Natalia and Oleg Lykov Website](#)