

1 /531 WAIMEA ROAD,
ANNESBROOK, NELSON, **NELSON / TASMAN**



FOR SALE

SO MUCH HOME FOR THE MONEY!

3  | 2  | 2 

With 170sqm of floor area giving you 3 bedrooms, 2 bathrooms, double garage, separate living and dining and elevated views, you don't get much better value buying than this.

The main living and master suite on the upper level both enjoy a lovely outlook to the Western Ranges and Tasman Bay, with the living room being generous in size and separate from the kitchen and dining. Having a further two bedrooms with their own bathroom on the lower level, the layout of the home is ideal for teenagers or getting flatmates in to help pay the mortgage.

North west facing to soak up all day sun, the low maintenance fenced garden with front lawn, fruit trees and a vege garden offers a place to potter but isn't too much to take care of if you prefer being out and about. Handily located with easy access to Stoke or town, the central location makes the morning drive or bike a breeze.

Our vendors growing family is dictating a move and they've found their new home, so have priced this one to sell with the asking price reflecting the opportunity for a new owner to add their own cosmetic touches.

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ANNESBROOK, NELSON, **NELSON / TASMAN**

PRICE: Enquiries Over \$659,000

OPEN FOR INSPECTION: N/A



FIRST FLOOR PLAN



GROUND FLOOR PLAN

1/531 Waimea Rd Annesbrook

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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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