



FOR SALE

GEM ON GRAHAM ST - GREAT LOCATION & VIEWS

This charming 1950's weatherboard gem has been meticulously cared for and tastefully updated throughout to suit modern living. The home offers spacious living spaces including 3 generous bedrooms, a separate office/study, modern kitchen, two bathrooms and separate laundry. The open plan living/dining area is spacious with plenty of natural light, and ranch sliders leading to an outdoor terrace perfect for entertaining or relaxing with family and friends.

Situated in a desirable location in a elevated position you can enjoy the great views across the water and the Firth of Thames from the living, kitchen and outdoor terrace. It is warm and cosy with an HRV system and heat pump/inverter providing al year-round comfort. There is even more to love! The easy care section is an ideal size with multiple spaces to enjoy. Nestled in the garden is a separate cabin/sleepout ideal as a studio/hobby room, work from home or to simply relax providing that extra private retreat. There is also the bonus of a single garage/workshop and additional off-street parking.

This well presented and cared for home situated in a prime location ticks so many boxes, it is a must see! Contact Debbie for more information or to arrange a viewing on 021 810011. Come and see for yourself and be charmed.

3 BED | 2 BATH | 1 CAR

PRICE:
Price by Negotiation

OPEN FOR INSPECTION:
N/A



Debbie Harrod
021810011
debbie@norrish.co.nz



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.