

22 MYRTLE ROAD WIGRAM



FOR SALE

URGENT SALE –OWNERS HAVE MOVED OVERSEAS & VACANT |

Download property files here: <https://tinyurl.com/22myrtlefiles>

Are you looking for downsizing or your first home tucked privately, discover this perfect blend of comfort, style, and sustainability in this beautiful 3-bedroom home, nestled in the serene and sought-after neighborhood of Wigram. This home offers exceptional value, featuring:

- 3 spacious bedrooms, including a master with en-suite – your private sanctuary.
- A separate toilet and modern family bathroom for everyday convenience.
- Solar panels that are fully owned, ensuring energy savings and a greener future.
- Gas cooking and high-quality branded appliances – perfect for the home chef.
- Stunning boxed ceiling in the living area—adding elegance, a sense of space and luxury.
- Post Earthquake build, offering peace of mind for years to come.
- Tiled entrance, kitchen, bathroom and toilet floors for your ease, with ensuite fully tiled.
- Indoor-outdoor flow with a beautifully paved low maintenance outdoor area – accessible from both the living area and the master bedroom, ideal for entertaining or relaxing.

This home offers generous storage and a practical floor plan which provide ample space for growing families. The tranquility of Wigram offers a retreat from the hustle and bustle, yet you're still close to everything you need.

Wigram's rich aviation heritage adds character to this rapidly developing suburb. The area has transformed into a vibrant community while maintaining strong connections to its historical roots. The Landing shopping centre is a hub of convenience, featuring a New World supermarket, retail shops, and even an eight-screen cinema complex for entertainment right at your doorstep.

Families will appreciate the excellent educational options nearby:

- Wigram Primary School within walking distance
- Multiple childcare options in surrounding areas
- Easy access to secondary schools in adjacent suburbs

Transportation is a breeze with excellent connectivity:

- Direct access to State Highways 73, 75, and 76

3 BED | 2 BATH | 2 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

May 3 at 11:30am - 12:15pm

May 4 at 11:00am - 11:30am



Ram Rangi
0204343020

ramrangi@realty.co.nz