



FOR SALE

MID-CENTURY MAGIC, WITH FLAIR

Straight out of a chocolate box, this 1940's beauty is as pretty as a picture - and just as sweet. Expertly reimagined by interior designer Gael Garrett in 2019, it blends timeless character with sophisticated modern living in the most stylish way.

From the moment you step inside, you'll be enchanted by the beautiful native timber floors, soaring high ceilings, and statement chandeliers that add a touch of vintage glamour throughout. A central ducted heat pump system ensures effortless comfort year-round, while a bespoke electric fireplace in the formal living room invites you to cosy up in style. A barn door adds designer flair, cleverly separating the lounge for peaceful retreat or entertaining.

The sunlit dining area, crowned by a wide skylight, flows into the sleek modern kitchen - complete with high-end Italian appliances and an intuitive layout. From here, step straight out to your covered veranda, the perfect spot for family BBQ's or a quiet glass of wine, privately screened with sliding shutters and surrounded by lush greenery.

Three generous bedrooms all offer built-in wardrobes, with the master suite boasting a private dressing room - a true sanctuary. Two spacious, stylish bathrooms cater to the needs of family or guests with ease.

Out the back, a separate studio or garden room with ensuite offers even more flexibility - ideal as a guest suite, work-from-home office, or artist's haven. A spacious separate laundry room adds everyday practicality.

The fully fenced section is lined with fruit trees and features a charming glasshouse and two garden sheds, creating a tranquil outdoor haven. Children and pets can play freely, while secure off-street parking sits behind automatic gates.

Landscaped to perfection, this home radiates personality, soul, and classic character - the kind you simply don't find in modern builds.

Come and fall in love. This Avenue's charmer is truly one-of-a-kind.

To download Property Files please follow this link: <https://www.propertyfiles.co.nz/P-9388335>

3 BED | 2 BATH | 0 CAR

PRICE:
Asking price \$1,195,000

OPEN FOR INSPECTION:
Jul 6 at 11:00am - 11:30am



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