

42 MONTREAL ROAD,
WASHINGTON VALLEY, NELSON, **NELSON** /



SOLD

VERSATILE FAMILY LIVING ON A SPACIOUS SECTION

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A full property information package can be accessed by copying and pasting the following Link in your browser:
<https://www.agentsend.com/H809>

This well-presented three-bedroom, one-bathroom property offers the perfect mix of comfort, character, and convenience. Inside, you'll find high ceilings and a light-filled open-plan kitchen, dining, and living area that flows seamlessly out to a sunny deck and BBQ space – ideal for entertaining or relaxing on warm summer evenings.

A warm and welcoming split-level family home set on a generous 958m² section in the heart of Toi Toi, the home is equipped with both a heat pump and a woodburner, keeping you cozy in winter and cool during the hotter months. A spacious rumpus room provides the perfect retreat for teenagers, a hobby space, or a second living area, while a dedicated office makes working or studying from home a breeze.

Outside, the partially fenced section features established gardens and plenty of room for kids or pets to play safely. There's also ample off-street parking for your vehicles. The location couldn't be better – just minutes from town, local schools, and essential amenities.

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