



SOLD

CONTEMPORARY CITY-FRIDGE LIVING

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<https://propertyfiles.co.nz/631WorcesterStreet>

This brand new, quality three-bedroom home in the heart of Linwood offers far more space than many of its peers — making it a smart choice for investors, first home buyers, or small families seeking comfort, functionality, and long-term value.

Upstairs, you'll find three genuine double bedrooms, each with built-in wardrobes including shelving and rails. The upper level also features generous additional storage, ideal for linen, suitcases, or seasonal items.

Downstairs, the open-plan layout boasts a well-proportioned lounge, dining, and kitchen area — with ample space for a full dining table. The kitchen is finished with stone bench tops, a full suite of quality appliances including a ceramic cooktop, under-bench oven, full-size dishwasher, and extensive cabinetry. A separate toilet and full laundry with tub add to the practical live-ability.

Step outside to a private, fenced courtyard with grassed area — perfect for children, pets, or enjoying the sun. The garden is already established with shrubs, and a fold-away clothesline is included for added convenience. Off-street parking for one vehicle is provided.

Other features include:

- *Sunny aspect with excellent natural light throughout
- *Rockcote and James Hardie vertical cladding with long run Colorsteel roofing
- *Carpeted lounge and bedrooms, with heat pump for year-round comfort
- *300L hot water cylinder
- *Compared to many townhouses, this property stands out for its generous proportions, quality finishes, and thoughtful layout.

Financial Highlights:

Estimated Gross Yield: 5.24% | Download the 10-year cashflow projections from the link at the top of this section |
 Historical Capital Growth in Linwood: Approximately 6% p.a.

3 BED | 1 BATH | 1 CAR

PRICE:
\$615,000

OPEN FOR INSPECTION:
N/A



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Venning Property



UNIT 2
Ground Floor Area
43.76 m²



UNIT 1
Ground Floor Area
42.67 m²

Ground Floor Plan.
Scale 1:100

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.