



SOLD

EXCELLENT VALUE - GREAT HOUSE FOR THE PRICE

From the first glance at the classic white picket fence, you'll feel an irresistible pull - this is the home you've been waiting for. Step inside to a welcoming long central hallway where a wooden floor blends with lush, recessed carpet.

At the rear of the house, the spacious modern kitchen is highly functional with lots of bench space for food preparation, and plenty of drawers and cupboards to put all your kitchen things. Adjoining is a dining area complete with ample storage, perfect for daily living or entertaining. Nearby is a separate laundry and a back door that leads out to carparking, a carport with an adjacent shed and the delightful section.

Relax in the separate lounge, where an ornate ceiling and inbuilt gas fire create a cosy and sophisticated ambience.

The primary bedroom surprises with a generous walk-in wardrobe, an unexpected find for a home of this era. The second bedroom is equally spacious with a built-in wardrobe, while the third bedroom provides impressive storage and a nook for a desk. A well-appointed bathroom offers plenty of room to move, great for busy mornings, and comes complete with a bath, shower, vanity and toilet.

165 Bay View Road is well-suited to a diverse range of buyers including young first-time buyers. For families with children, the location couldn't be more perfect - Queens and Kings are across the road, giving you those extra precious minutes of sleep in the morning. St Clair Primary School is approximately 550 metres away, ensuring a short and easy commute for the little ones. Additionally, the vibrant St Clair cafes and the beach are only a little over 1 kilometre away.

Blending the timeless charm of yesteryear with the comforts of modern living, this home is well maintained and ready for you to personalise. Don't miss the chance to call it yours!

3 BED | 1 BATH | 1 CAR

PRICE:
\$565,000

OPEN FOR INSPECTION:
N/A



Shane and Julie Robinson
021953676

teamrobinson@thecollectiverealty.co.nz
www.thecollectiverealty.co.nz



Sizes And Dimensions Are Approximate, Actual May Vary

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.