



## FOR SALE

### SUN, VIEWS & QUALITY IN A LOCATION THAT DELIVERS

Every now and then, a property comes along that stops you in your tracks – and this is one of them. Crafted in the 1960s with enduring quality and impeccably maintained ever since, this home enjoys a prime location and all-day sun. With sweeping views and garaging that's hard to beat, it's a winning combination in every sense.

For more than half a century, one family has called this place home. It has witnessed laughter, milestones and countless memories – but now it's ready for a new chapter. Under the house you'll find an abundance of space and opportunity: maybe extra bedrooms and a bathroom (subject to consent). At present, there's an area ideal for a pool table or teenage hangout, plus another area ideal for storing a classic car or bikes. There's also room for everyday vehicles.

A path leads to a sunny front patio where you can sip your morning coffee to the soundtrack of birds. Step inside and the original features immediately convey a timeless sense of quality and charm. The lounge's corner windows frame Mount Cargill beautifully, and French doors open to a light-filled dining/living room. The well-planned kitchen offers excellent storage, and there is exciting potential to open up this entire space for modern, open-plan living.

All three bedrooms come with built-in wardrobes. The bathroom provides both a bath and shower, and there's a separate toilet for added convenience. To help with warmth, there is a heat pump plus insulation in the ceiling and underfloor.

Outside, the front lawn is a wonderful place for children to play or could be reconfigured to create additional off-street parking.

The location is hard to beat, with a range of schools within walking distance, a selection of eateries nearby, and convenient access to Mercy Hospital, the city centre, and the scenic Ross Creek Reserve.

With its blend of quality, space and potential, this is a home you can move into and enjoy straight away, while also imagining the exciting possibilities it holds for the future. Get in touch today as we're happy to accommodate viewing times outside of open homes.

**3 BED | 1 BATH | 4 CAR**

#### PRICE:

Deadline sale. Deadline date  
28/08/2025

#### OPEN FOR INSPECTION:

Aug 24 at 11:45am - 12:30pm

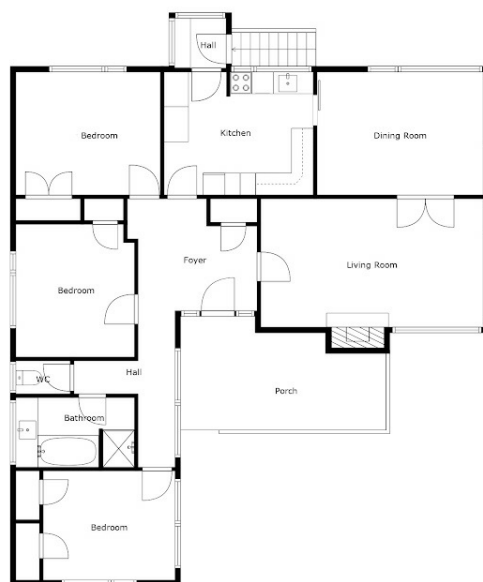


**Shane and Julie Robinson**

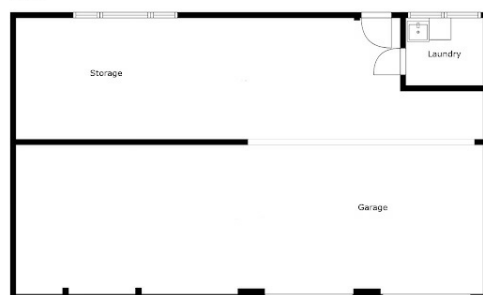
**021953676**

[teamrobinson@thecollectiverealty.co.nz](mailto:teamrobinson@thecollectiverealty.co.nz)

[www.thecollectiverealty.co.nz](http://www.thecollectiverealty.co.nz)



Floor 2



Floor 1

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.