



SOLD

CHARM, CRAFTSMANSHIP & SPACE IN A LOVED 1920S HOME

This home makes an immediate impression. A covered front porch looks out over the private garden, offering a quiet place to pause before stepping inside. Through the front door, the foyer reveals the quality of craftsmanship that defines this house.

Positioned at the front, the formal lounge stands out as a generous, light-filled room. Late-afternoon sun pours in, and the space features leadlight windows and an ornate ceiling - details that continue through other parts of the home. The separate dining/living room continues the sense of space, with a heat pump, an inbuilt Yunca multi-burner, and custom cabinetry. A window seat offers a perfect spot to read or nap. Off this room is a flexible area suited to an art studio, office or extra storage.

The separate modernised kitchen sits at the rear and opens onto a back porch, providing access to the garage, laundry, storeroom, and downstairs toilet. While the house has been loved in its current layout for many years, it offers exciting potential for the future. By opening up the back of the home, you could create a contemporary kitchen and a spacious, open-plan living area that flows seamlessly onto the sunny courtyard and rear section.

Upstairs, the landing leads to the bedrooms and family bathroom. The primary bedroom enjoys city views with a touch of ocean beyond. It links to a smaller room ideal as a nursery or office, which then connects to another double bedroom - a layout that can adapt as life changes. A further bedroom sits nearby, and all include built-in storage.

The electrical wiring has been upgraded, and a second heat pump has been installed in the entrance.

The rear garden is fenced, private and well established, with roses, peonies, irises and camellias bringing colour through the seasons - a setting any gardener will enjoy. There's also plenty of space for children to run and play, with the driveway offering an all-weather area for bikes and games.

Andersons Bay has always been a sought-after suburb to live in, education and other amenities are nearby and access to the city is easy. Whether you embrace its current character or explore

4 BED | 1 BATH | 1 CAR

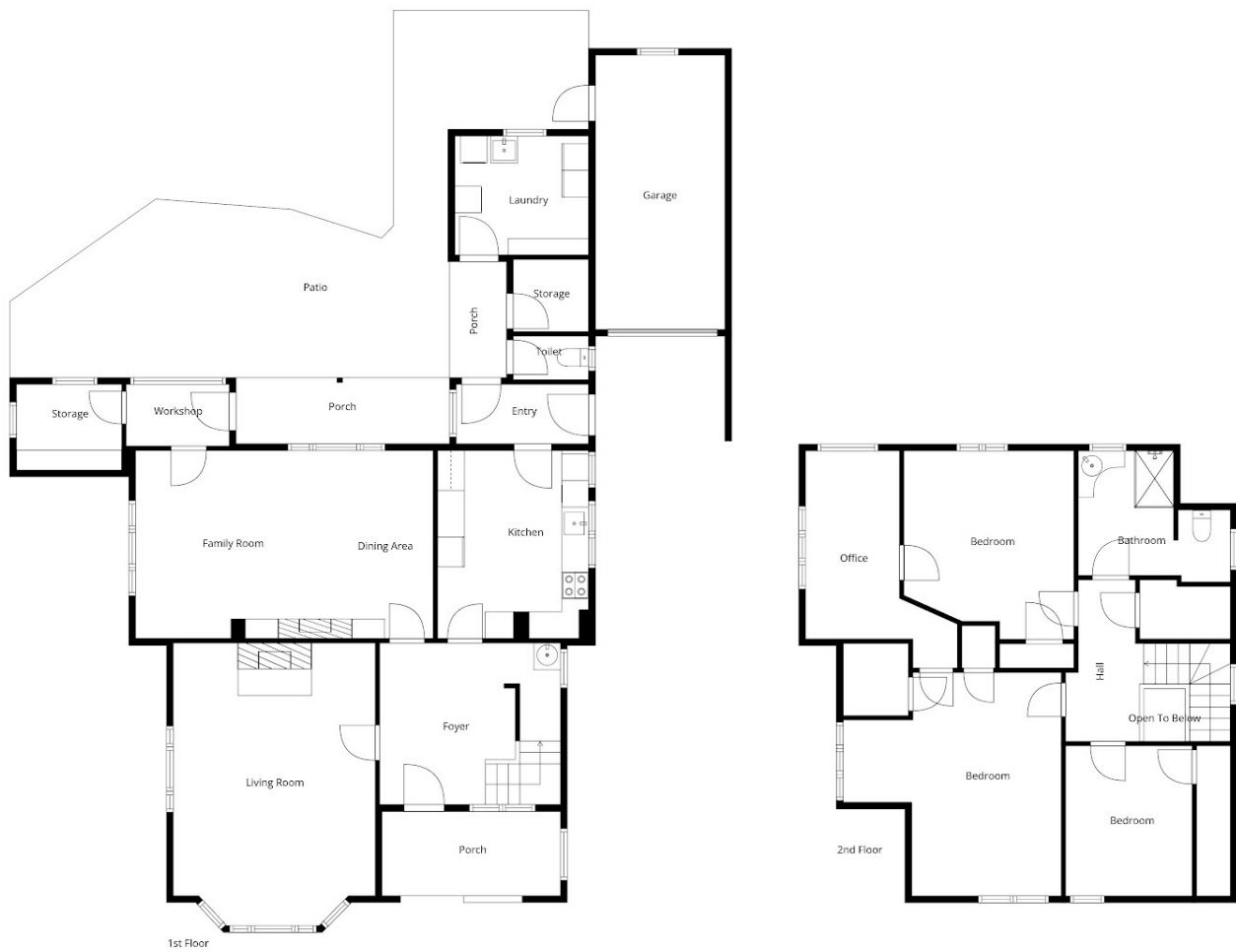
PRICE:
\$752,000

OPEN FOR INSPECTION:
N/A



Team Robinson - Shane, Julie and Kendra
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.