



FOR SALE

ROUGH & READY RESTORE & RENOVATE

If you have been waiting for a project with real substance, this is one that demands vision and holds the promise of reward for a job well done.

Set in a convenient Redwoodtown location and super handy to town, this character home is ready for a complete transformation. It is not currently suited for comfortable day to day living and will require a comprehensive renovation before it truly comes into its own.

Due to its current condition, low deposit lending is unlikely, and buyers will need to be well positioned to both purchase and undertake the required renovations.

For those with the capability and resources, the opportunity here is undeniable.

Inside, the home reveals a strong backbone with plenty to work with. Two separate living areas provide options for how the space can be reimagined, while three bedrooms establish a solid footprint to work with. Original timber T&G flooring and wooden joinery bring warmth and authenticity that is increasingly hard to find.

Natural light is a standout feature, with generously proportioned windows drawing in the sun and enhancing the sense of space within the living areas. With thoughtful restoration, these rooms have the potential to become true highlights of the home.

Outside, the terracotta coloured concrete tile roof introduces a subtle Mediterranean influence, adding character to the overall aesthetic. The grounds are currently overgrown and will require clearing to create a fresh start, however the compact cross lease section offers manageable proportions for future landscaping and development.

There is good off street parking to the rear, adding to the overall appeal, and the location speaks for itself. Within easy reach of central Blenheim shopping and Redwoodtown Village, everything you need is close at hand.

The asking price of \$360,000 clearly reflects the scale of work required and presents a compelling opportunity for those prepared to roll up their sleeves and create something truly worthwhile.

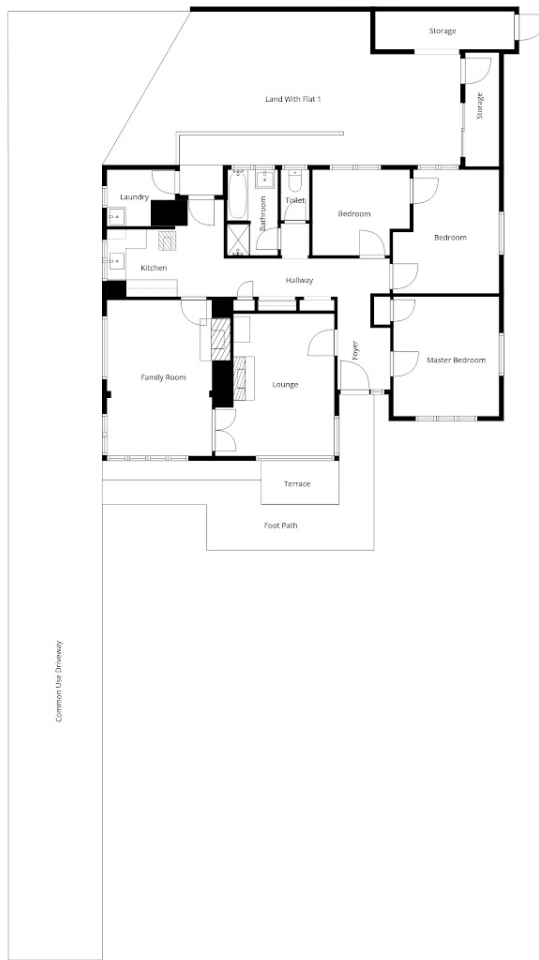
3 BED | 1 BATH | 0 CAR

PRICE:
Asking price \$360,000

OPEN FOR INSPECTION:
May 10 at 1:00pm - 1:30pm



Diane Parish
021324592
diane@dianeparish.co.nz



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.