163 VANGUARD STREET,
NELSON SOUTH, NELSON, **NELSON** / **TASMAN**









FOR SALE

BRAND NEW ROOF AND VACANT! HAS TO GO!

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A full property information pack can be downloaded by copying and pasting the following Link in your browser:
https://www.agentsend.com/GXFA

Step into the warmth and timeless charm of this elevated 1950s weatherboard home, perfectly positioned in a central and convenient location and with my vendor having already moved on and wanting to see all offers, you have to come and have a look for yourself!

Upstairs, the home welcomes you with light-filled open-plan living, complemented by a cozy wood burner for those cooler winter evenings. Three well-proportioned bedrooms provide comfortable family living, while sliding doors open effortlessly onto a sun-soaked deck — the perfect setting for summer BBQs, entertaining friends, or simply relaxing with your afternoon beverage.

Downstairs offers added versatility with a spacious rumpus room, ideal as a retreat for teenagers, a second living area, or even a work-from-home space. A single garage completes the lower level.

Set on a generous 759sqm freehold terraced section, the outdoor spaces are equally impressive. From the private BBQ space with

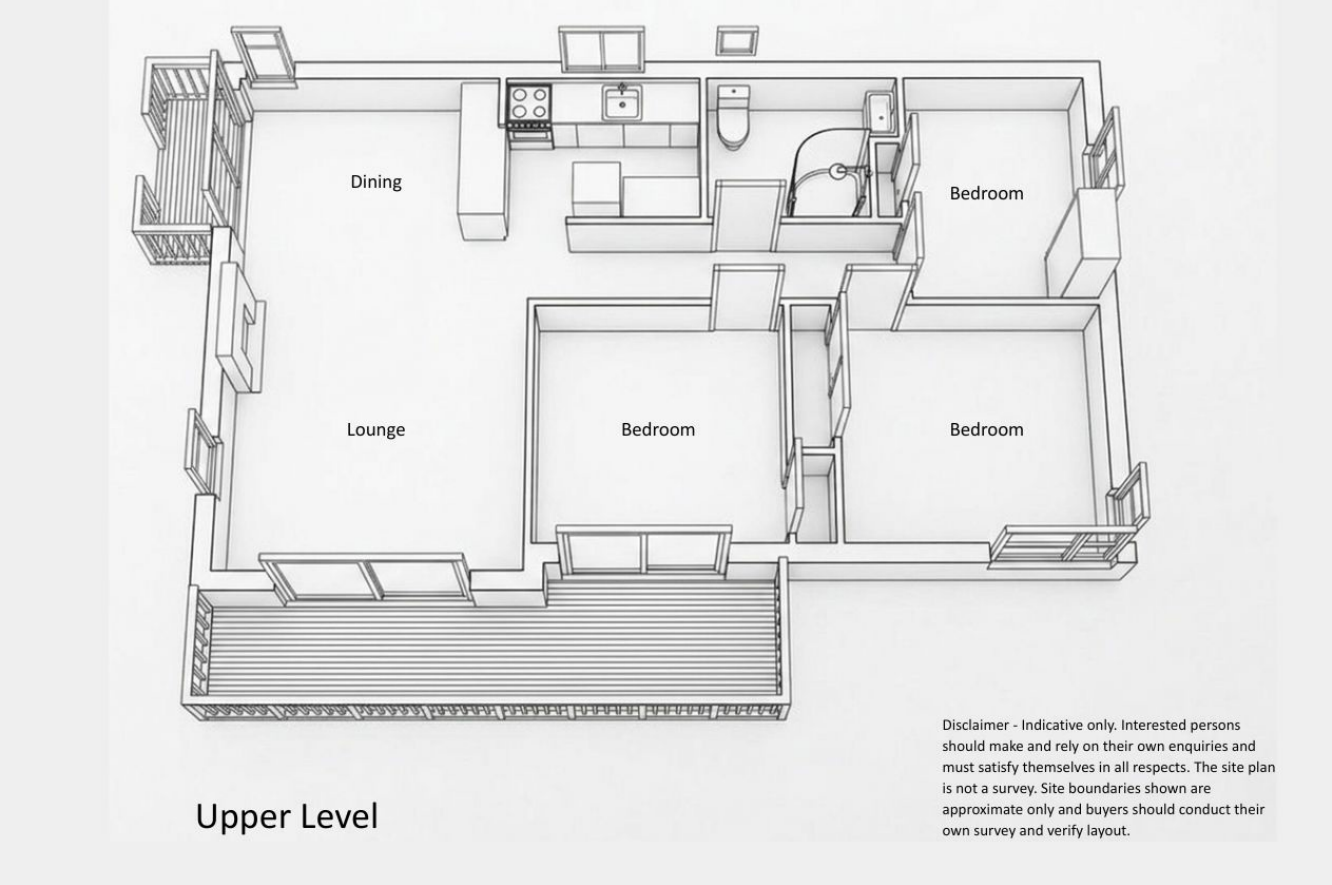
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PRICE: Enquiries Over $649,000

OPEN FOR INSPECTION: N/A



Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.(Rev NZ#1)

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