



# FOR SALE

## CORNER POSITION, MODERN COMFORT

Set in a great corner position within Cedar Views, 3 Stockden Place is a modern three-bedroom home on a freehold title, offering easy living, good outdoor space and lovely outlooks across Karori.

The main living area is open plan, with the kitchen, dining and lounge all working well together. It is light and comfortable, with warm timber flooring and sliding doors out to the deck, giving you an easy connection to the outdoors.

The kitchen is modern and practical, with good bench space, plenty of storage and a layout that suits everyday living.

There are three bedrooms, including a main bedroom with its own ensuite. The home also has a main bathroom and a separate WC, which is always useful for family, flatmates or guests.

The corner position is one of the real benefits here. It gives the home more space around it, with a deck, courtyard and lawn area to enjoy. There are a few different spots to sit outside, have people over or simply enjoy the sun and outlook.

### Features:

- \* Large oversized garage with workshop space
- \* Excellent storage throughout
- \* Freehold title
- \* Water views out to the harbour entrance
- \* Guest car park adjacent to the home

The home includes internal-access garaging and has been built with low-maintenance living in mind, making it an easy option for busy buyers.

Located in popular Karori, close to local shops, schools, parks and public transport, this is a modern home that offers comfort, convenience and a bit more space than you might expect.

3 BED | 2 BATH | 1 CAR

### PRICE:

Enquiries Over \$930,000

### OPEN FOR INSPECTION:

May 31 at 10:00am - 10:30am

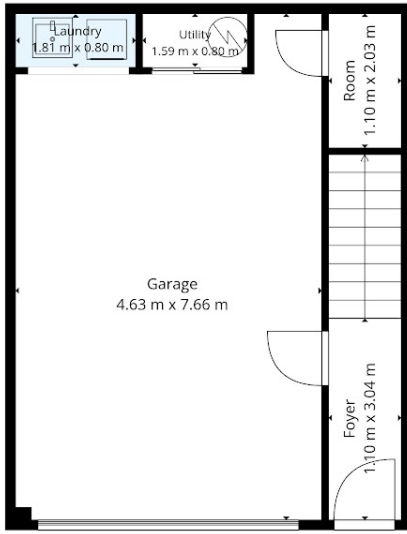


**Mike Lovell**

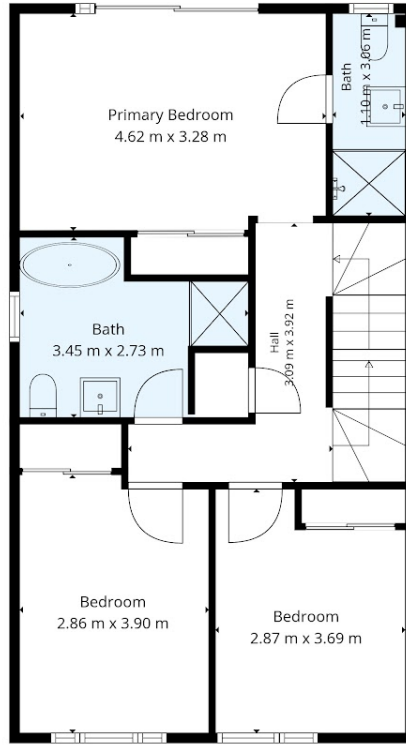
**0274356007**

[mike@luxerealty.co.nz](mailto:mike@luxerealty.co.nz)

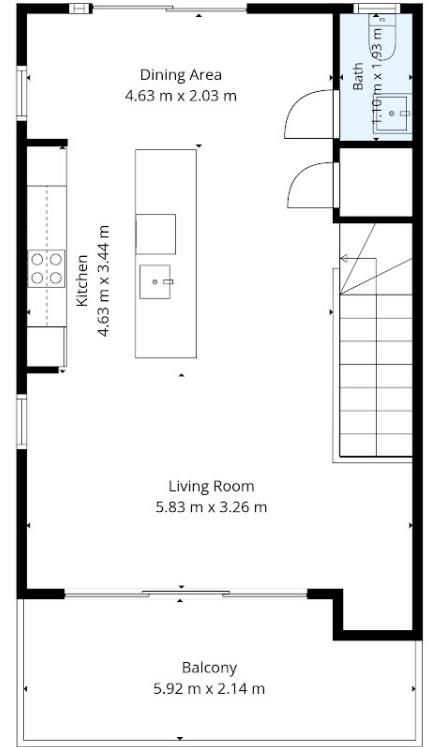
[www.luxerealty.co.nz](http://www.luxerealty.co.nz)



Basement



1st Floor



2nd Floor



Measurements Are Indicative Only.



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.