



FOR SALE

\$65,000 UNDER CV. YOUR MOVE AT \$675,000

With a CV of \$740,000, this home is priced \$65,000 below it, and the owners are motivated to move. Properties priced like this don't wait around, so if you've been watching for the right one at the right price, this is the time to act.

You're out of the weather the moment you reach the front door. The porch is covered, so nobody stands in the rain fumbling for keys, and it's big enough for a chair, a cuppa and the paper if you're in no hurry to go inside.

Step into a sunny living area, and the room runs on past the dining table to the kitchen at the far end on your right. Rimu joinery gives it warmth, the kind of timber that holds the light from the two windows above the bench. Doors lead out to the deck, with a view over the neighbourhood. Through French doors, the lounge sits apart - a good-sized room that can be closed off when you want a little peace and quiet.

Two bedrooms are upstairs, along with the bathroom, which has both a shower and a bath. Downstairs there's a third bedroom with a toilet and handbasin close by, so a teenager can keep their own hours and their own door while the rest of the house stays a floor away. The laundry is down here too, and there's the possibility to reconfigure this space and add a bathroom. Every bedroom has built-in wardrobes, and there's storage under the stairs.

The double garage is a big one. Two cars fit with room to spare, so there's space for a workbench, the tools, or whatever else has been waiting for somewhere to go.

Outside, the garden is deliberately manageable, with a small front garden and established shrubs and trees at the rear. That leaves more time for a ride around the Redwood Loop Mountain Bike Track, or a walk at Ross Creek, and Balmacewen Golf Course and No. 7 Balmac are only minutes away. During the week the schools and the bus stops are close by. Helensburgh doesn't need much selling.

For more than twenty years the same owners have cared for this home. They're now ready for their next move and are motivated to make it happen. Come and have a look. You may find there's more here than you expected.

Collectively marketed by Team Robinson - three people working for you

3 BED | 1 BATH | 2 CAR

PRICE:

Asking price \$675,000

OPEN FOR INSPECTION:

Oct 26 at 12:30pm - 1:00pm

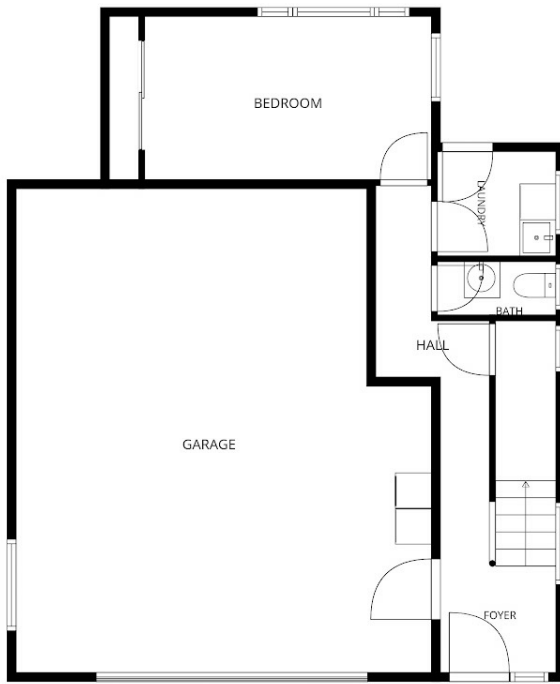


Team Robinson - Shane, Julie and Kendra

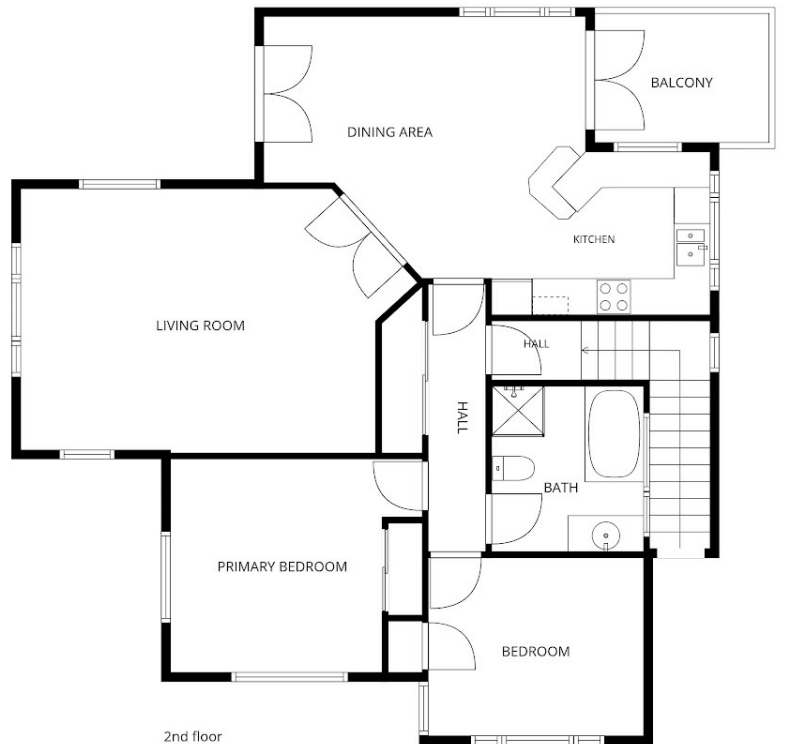
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1st floor



2nd floor

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.