



**SOLD**



## Abbotsford, 79 Severn Street

Relaxed Charm In Grand Vista

I am proud to bring to the market this stunning 9 year old Stonewood family home, located in the sought after Grand Vista subdivision. This beautifully presented home is tastefully designed and loaded with features you will love from the moment you enter. With modern neutral colours throughout and high quality finishes, the home offers a bright and spacious interior. The massive open plan kitchen, dining, lounge and family areas are simply stunning. It features a big Woodman Tarras woodfire and large heat pump to control the warmth and cooling all year around. Set for all day sun and views over the surrounding hills, this large 240m2 +/- dwelling, sits on a fully fenced quarter acre level section. Secure for the children & pets to play safely. With three double bedrooms, all with wardrobes, master with ensuite and walk-in wardrobe. Generous family bathroom with bath & shower, separate toilet and laundry. A garage with internal access, large enough for three cars or two with a workshop, and ladder access to overhead storage space. You will love the sun drenched wooden deck area which offers harmonious indoor/outdoor living for entertaining family, friends, and lots of barbequing over those warm summer nights. Come along and

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**For Sale**  
Negotiation

**View**  
[ljhooker.co.nz/6YQGEX](http://ljhooker.co.nz/6YQGEX)

**Contact**  
**Craig Manson**  
027 432 3576  
[craig@ljhmosgiel.co.nz](mailto:craig@ljhmosgiel.co.nz)

see for yourself why this wonderful home could be your next family oasis. Call me now for more information Ph 027 4323 576

## More About this Property

<b>Property ID</b>	6YQGEX
<b>Property Type</b>	House
<b>House Size</b>	240 m <sup>2</sup>
<b>Land Area</b>	1028 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (2)

Licensed Real Estate Agents (REAA2008)

**Craig Manson 027 432 3576**

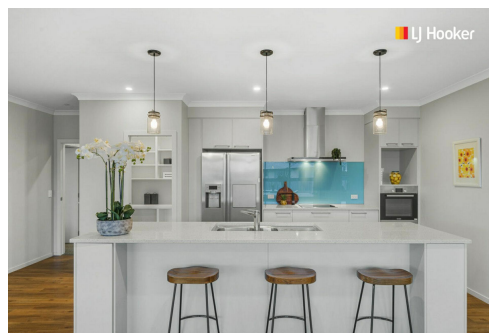
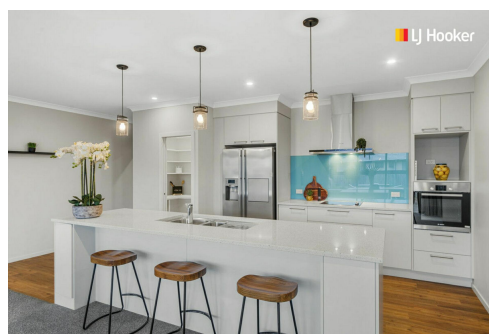
Licensee | [craig@ljhmosgiel.co.nz](mailto:craig@ljhmosgiel.co.nz)

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