






11 Kamaka Crescent, Alexandra

## DISTINCTION MEETS CHARACTER

Welcome to a rare find on Bridge Hill, where character, comfort and clever design come together in a truly distinctive home. Offering a layout unlike anything else and would also cater for multi generational living.

This property begins with its main entrance on the upper level, inviting you to descend to a warm, welcoming living environment below. The kitchen, dining and living area form the heart of the home featuring a cosy log burner and a striking natural schist wall that anchors the dining space with timeless charm. Completing the lower level is a bedroom, bathroom and combined laundry, ideal for guests, family or flexible living arrangements. Upstairs, you'll find four additional bedrooms including one with its own private nook and deck, your own retreat to relax or unwind with a book.

A modern, well appointed bathroom with a spa bath offers everyday comfort for the whole family. Enjoy indoor outdoor flow from downstairs straight out to the sunny, sheltered garden and lawn area creating an ideal space for kids, pets or simply enjoying some time outside.

5  2  1 

**FOR SALE**  
\$775,000

### AGENTS

Donna Bain  
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dbain.alexandra@ljhooker.co.nz

### AGENCY

LJ Hooker Alexandra  
(03) 448 8888  
Central and Lakes Realty 2024 Ltd

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID 15XXGME  
Property Type House  
House Size 184 m2  
Land Area 749 m2  
Including Dishwasher  
Licensed Real Estate Agents (REAA2008)

**Donna Bain 0275 815 353**

Principal/Licensed Salesperson | [dbain.alexandra@ljhooker.co.nz](mailto:dbain.alexandra@ljhooker.co.nz)

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