



## Alexandra, 11 Walnut Grove

### COMFORTABLE & CONVENIENT

Immerse yourself in the comfort this home offers while enjoying the generous spaces around you outside. From parts of this property you may forget you even live in town. Be welcomed in through the entranceway and into the open plan kitchen, dining and living area with views of the Clutha River flowing by and beyond to the Old Man Range and surrounds.

The remainder of the interior is made up of three bedrooms (master with en-suite and walk in robe), nice main bathroom with separate toilet and then into the internal accessed garage with laundry. Double glazed with good sources of both heating and cooling. Outside offers plenty of off-street parking with room for more if required and a great lawn area with established shrubs and trees.

All of this positioned in a convenient location.

3

2

2

**For Sale**  
Negotiation

**View**  
[ljhooker.co.nz/15ARGME](https://l.jhooker.co.nz/15ARGME)

**Contact**  
**Donna Bain**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Alexandra**  
**(03) 448 8888**  
Central and Lakes Realty 2008 Ltd



## More About this Property

|               |                       |
|---------------|-----------------------|
| Property ID   | 15ARGME               |
| Property Type | House                 |
| House Size    | 170 m <sup>2</sup>    |
| Land Area     | 1119 m <sup>2</sup>   |
| Including     | Ensuite<br>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)

**LJ Hooker Alexandra (03) 448 8888**

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