

## Alexandra, 13 Simmonds Street

EASY LIVING - JUST MOVE IN

This 1960's residence has recently undergone a comprehensive renovation, introducing sophistication and style into its design. Stepping into this home, the future occupants will appreciate the refined colour palette in the open-plan living area, which includes a dining space, practical kitchen with ample storage, pantry and breakfast bench for casual meals. The living room, featuring a Woodburner to provide warmth during the cooler months, offers an ideal spot for relaxation whilst reading a good book, or watching your favourite program on TV.

Accommodation comprises of three well proportioned bedrooms, all with built-in robes, serviced by a central bathroom that boasts a deep bath and separate toilet. Flowing seamlessly from the living zone, the outdoor entertaining area, equipped with removable shade sail, sets the stage for creating memorable moments.

Additionally, the property is fully fenced and includes a single detached garage, heat pump, heat transfer system to the bedrooms, manual irrigation and various storage options. So whether you're a first home buyer, downsizer or investor, this property is not to

3

1

1

**For Sale**

Enquiries Over \$695,000

**View**

[l.jhooker.co.nz/1586GME](https://l.jhooker.co.nz/1586GME)

**Contact**

**Jo Tickle**

0274 855 701

[jtickle.alexandra@l.jhooker.co.nz](mailto:jtickle.alexandra@l.jhooker.co.nz)



**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

be missed!

## More About this Property

Property ID	1586GME
Property Type	House
House Size	112 m <sup>2</sup>
Land Area	346 m <sup>2</sup>
Including	Dishwasher
Licensed Real Estate Agents (REAA2008)	

**Jo Tickle 0274 855 701**

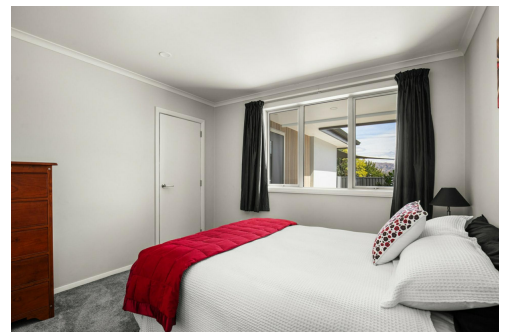
Licensed Salesperson | [jtickle.alexandra@ljhooker.co.nz](mailto:jtickle.alexandra@ljhooker.co.nz)

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

Central and Lakes Realty 2008 Ltd

10 Centennial Ave, ALEXANDRA 9320

[alexandra.ljhooker.co.nz](mailto:alexandra.ljhooker.co.nz) | [alexandra@ljhooker.co.nz](mailto:alexandra@ljhooker.co.nz)



**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