

## Alexandra, 19 Royal Terrace

### MODERN COMFORT WITH INCOME POTENTIAL

Don't miss your chance to own this renovated home set on a prime corner section. Step inside and feel instantly at home. The modern galley kitchen and laundry flow effortlessly into the open-plan dining area, where a sunny picture window seat invites you to pause. The adjoining lounge is inviting, featuring a log burner for winter nights, plus two heat pumps to keep you comfortable year-round. Fully double glazed throughout, this home is designed for modern living-warm in winter, cool in summer, and quiet all year round.

There are three spacious bedrooms (two with built-in wardrobes), a stylishly renovated bathroom, and fresh paint and flooring throughout-just move in and enjoy.

But what really sets this property apart is the adjoining studio unit-ideal for extended family, guests, or continue to benefit from a successful AirBnB income.

Whether you're upsizing, investing, or looking for multi-generational living options, this home has the flexibility you need.

My vendor is seriously motivated, and opportunities like this don't wait around.



**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.



**For Sale**  
Enquiries Over \$697,000

**View**  
[ljhooker.co.nz/15NSGME](http://ljhooker.co.nz/15NSGME)

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

Call me today to arrange your viewing-your next chapter starts at 19 Royal Terrace.

## More About this Property

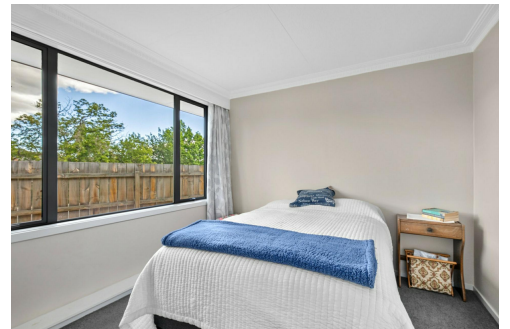
<b>Property ID</b>	15NSGME
<b>Property Type</b>	House
<b>House Size</b>	130 m2
<b>Land Area</b>	646 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Brenda Griffin 022 154 6023**

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