



## Alexandra, 3 Simmonds Street

### BRAEMAR COTTAGE - AS CUTE AS A BUTTON



Centrally located in Alexandra, Braemar Cottage is a charming gem waiting for its next owner. With undeniable character and a welcoming vibe, this delightful two bedroom home is now on the market.

Inside you'll find an open plan kitchen and dining area, a separate living room, a family bathroom, and a separate laundry for added convenience. Great indoor/outdoor living with a private deck and your own grapevine makes this a great spot to enjoy those lazy hazy summer days enjoying some quiet time with your favourite book.

A cosy woodfire keeps the home warm during the cooler months, adding to its inviting charm.

This property includes a single garage, a workshop, and plenty of off-street parking, all set amongst a very pretty cottage garden, with fruit trees, vegie gardens and of course the walnut tree. Ideal for first home buyers or those seeking an affordable lock-and-leave, Braemar Cottage has options aplenty.

Don't miss the chance to make this gorgeous cottage your own, she is not big, but she is

**For Sale**

Enquiries Over \$495,000

**View**

By Appointment

**Contact**

**Brenda Griffin**

022 154 6023

bgriffin.alexandra@ljhooker.co.nz



**LJ Hooker Alexandra**

**(03) 448 8888**

Central and Lakes Realty 2008 Ltd

**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.

truly special!

## More About this Property

<b>Property ID</b>	15JMGME
<b>Property Type</b>	House
<b>House Size</b>	81 m <sup>2</sup>
<b>Land Area</b>	809 m <sup>2</sup>

**Licensed Real Estate Agents (REAA2008)**

**Brenda Griffin 022 154 6023**

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