



Alexandra, 31 Ashworth Street

DON'T JUDGE A BOOK BY ITS COVER!

Step into yesteryear with this classic 1920s gem!

While age may have softened my edges, there's still plenty of life left in these old walls yet. I may look a bit tired here and there, but I've been lovingly lived in which has kept me standing proud. A brand-new roof, modern heat pump, gas hotwater and upgraded water lines from the street to the boundary are just a few of the recent improvements I've received.

Inside, you'll find an open-plan kitchen, dining, and living area with three bedrooms, a family bathroom, and a separate laundry, I offer plenty of space for a growing family or those who love a project.

Sitting on a generous 900 sqm (approx.) rear section, fully fenced for privacy and security, I'm bursting with potential. Bring your tools and vision to renovate me back to my former glory, or if a fresh start is what you're after, my location and size offer the ideal site to build something new.

One thing's for sure - I'm full of potential, and I'm ready to meet someone with the

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For Sale

Enquiries Over \$445,000

View

By Appointment

Contact

Brenda Griffin

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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

enthusiasm to give me a new lease on life. The choice is yours, restore, reinvent, or start afresh. Whatever you decide, I'm ready for my next chapter.

Priced at Buyer Enquiry Over \$445,000, this is an exceptional opportunity for those with vision and enthusiasm. Brenda is opening my doors for viewings —don't miss your chance to explore the possibilities.

More About this Property

Property ID	15M4GME
Property Type	House
House Size	77 m2
Land Area	909 m2
Licensed Real Estate Agents (REAA2008)	

Brenda Griffin 022 154 6023
Licensed Salesperson | bgriffin.alexandra@ljhooker.co.nz

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