

## Alexandra, 45 Larch Crescent

### LIFESTYLE ON LARCH

This property is about as close to a lifestyle property in a residential area that you will get. If you are looking for a near new home on a generous and relatively private fully fenced 1929 m2 section then, you can't overlook this one. When you enter this home you are almost immediately drawn to the kitchen and all it has to offer, including a double wall oven, plumbed fridge/freezer, an instant hot water tap and an oversized breakfast bar lending itself perfectly to an expansive cooking or entertaining space, while the walk-in- pantry is one of many storage options available. Open plan living with study nook is kept comfortable all year round with the log burner and heat pump. Stacker doors open from this area onto the north facing outdoor living space. Three bedrooms, master is upsized with walk-in-robe, ensuite with underfloor heating plus a separate toilet and main bathroom. An internal access double garage with laundry area and attic storage plus a large detached double garage, wood shed and plenty of off-

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#### For Sale

Enquiries Over \$1,100,000

#### View

[ljhooker.co.nz/144UGME](http://ljhooker.co.nz/144UGME)

#### 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**

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street parking complete the picture. There really is room for all and everything.

## More About this Property

<b>Property ID</b>	144UGME
<b>Property Type</b>	House
<b>House Size</b>	181 m²
<b>Land Area</b>	1929 m²
<b>Including</b>	Ensuite Toilets (2) Dishwasher
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Donna Bain

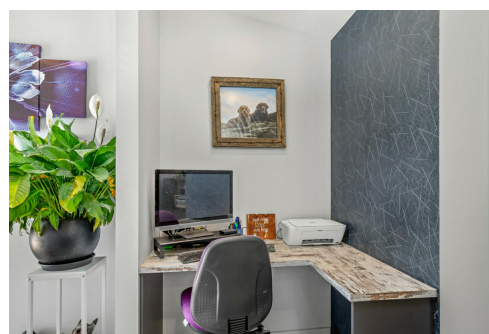
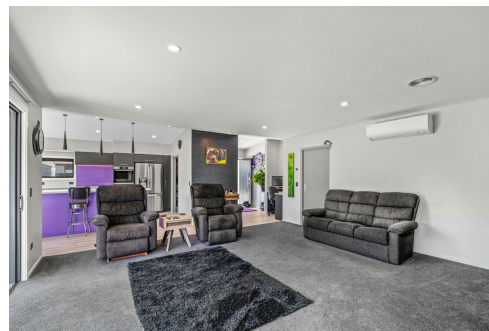
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