



## Aramoho, 177 & 179 Paterson Street

Super Deal, Two for the Price of One.

A very cleverly constructed duplex consisting of 2 two bedroom homes build in the 1960's..

Fully fenced on private sections, each with a garden shed. Two large double bedrooms, large living room and big kitchen and dining. Separate laundry.

Both homes are insulated, have extractor fans, and heat pumps. Are signed off as Healthy Home compliant. Both homes are dated, and quite original. 179 is in far better condition than 177 inside and out. Both could do with redecorating inside and out.

Gas hot water in both, one has electric cooking the other a gas stove with electric oven. 177 has mature fruit trees including peaches, apples and plums.

The Owner has other plans for his investments and wants to sell quickly. The asking price of \$495.00 is for both houses



**For Sale**  
\$495,000

**View**  
[ljhooker.co.nz/QFHVB](http://ljhooke.co.nz/QFHVB)

**Contact**  
**Tim Hocquard**  
027 482 7739  
[tim.hocquard@ljhooker.co.nz](mailto:tim.hocquard@ljhooker.co.nz)



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**LJ Hooker Whanganui**  
**(06) 345 6123**  
McHattie Realty Limited



New rent \$440 per week each, \$880 per week total. tenants have been there for four years.

Rates \$5741.71 CV \$395,000 LV \$180,000

Viewing strictly by appointment only.

## More About this Property

Property ID	QFHVB
Property Type	House
House Size	160 m2
Land Area	859 m2
Including	Toilets (2) Floorboards Built-in-Robes

Licensed Real Estate Agents (REAA2008)

**Tim Hocquard 027 482 7739**  
Salesperson | [tim.hocquard@ljhooker.co.nz](mailto:tim.hocquard@ljhooker.co.nz)

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