



## Awapuni, 11 Juliana Place

### Riverdale Cul - De-Sac Family Favourite!

In a sought-after Riverdale tree-lined cul-de-sac, with its own park, this well-presented split-level home offers excellent value for first home buyers and families.

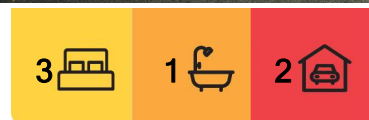
Zoned for Riverdale School and just a short walk to river walks, parks, handy to Riverdale shopping centre and a short bike ride to Massey University, the location is hard to beat.

Set in an elevated position, the home enjoys a peaceful outlook from the living areas, well positioned for sun, with large windows that create a sense of being among the treetops. Over the years, it has been thoughtfully updated, including a spacious modern open plan kitchen with generous bench and cupboard space. Double-glazed bi-fold windows and doors open out to one of two private decks, perfect for entertaining.

The separate lounge is ideal for relaxing and enjoying time with family, kept comfortable year-round with a heat pump and HRV system.



**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 \$629,000

**View**  
Sun 1st Jun @ 3:00PM - 3:30PM

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**LJ Hooker Palmerston North**  
**(06) 358 9009**  
Manawatu (1994) Ltd



Three double bedrooms, plus added bonus of two toilets. The master bedroom opens directly to the backyard and a large decking. The modern bathroom includes a bath and shower, plus separate toilet. A separate laundry adds extra convenience.

Set on 613m2 (more or less) fully fenced section, which is great for kids and pets, with a near new custom built treehouse that's sure to be a favourite. A single internal-access garage, carport, extra off street parking and good storage throughout round off this appealing package.

In popular, Riverdale neighbourhood, this much loved family home is one's well worth viewing!

## More About this Property

<b>Property ID</b>	WJFGFB
<b>Property Type</b>	House
<b>House Size</b>	150 m2
<b>Land Area</b>	613 m2
<b>Including</b>	Toilets (2)
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Angela Martin 027 739 3370**

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