



Awapuni, 72 Church Street

Act fast ! Motivated vendor says sell !

Nestled in the friendly and sought-after neighbourhood along the quieter stretch of Church Street, this sunny gem offers both charm and convenience. Positioned away from the hustle and bustle of the main road, the home is just a short distance from The Warehouse, Pioneer Shopping Centre, New World, Woolworths, and a host of city amenities, making daily life a breeze.

This much-loved home has been meticulously preserved and tastefully refurbished over the years, seamlessly blending classic Art Deco design with modern comforts. Recent updates include a freshly painted interior, new carpet and flooring, an upgraded kitchen, and a new bathroom and laundry. The addition of a new second toilet enhances functionality and convenience.

Boasting three generously sized, light-filled double bedrooms, this home is perfect for families or anyone who appreciates spacious living. The heart of the home is its open-plan



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.

3

1

0

For Sale

Asking Price \$535,000

View

ljhooker.co.nz/WB6GFB

Contact

Aman Singh

02102733660

aman@ljhookerpn.co.nz

LJ Hooker Palmerston North

(06) 358 9009

Manawatu (1994) Ltd

kitchen and dining area, featuring original wooden cabinetry, and flooring that preserves the home's character. Large windows flood the space with natural light, creating a bright and inviting atmosphere. A separate lounge adds to the living areas, while two heat pumps and ceiling and underfloor insulation ensure year-round comfort.

Set on an easy-care low-maintenance 356sqm section, the property offers ample off-street parking and a sunny outdoor entertaining area at the rear-ideal for relaxing or hosting guests.

Move-in ready, this beauty presents an ideal opportunity for first-home buyers, those looking to downsize, or savvy investors. With superb central location and unbeatable value, this is smart buying at its finest. Don't miss out-call today to arrange a viewing and experience the timeless charm of this home for yourself!

More About this Property

Property ID	WB6GFB
Property Type	House
House Size	110 m ²
Land Area	356 m ²

Licensed Real Estate Agents (REAA2008)

Aman Singh 02102733660

Salesperson | aman@ljhookerpn.co.nz

LJ Hooker Palmerston North (06) 358 9009

Manawatu (1994) Ltd

219 Broadway Avenue, PALMERSTON NORTH 4414

palmerstonnorth.ljhooker.co.nz | reception@ljhookerpn.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 Palmerston North
(06) 358 9009
Manawatu (1994) Ltd