

## Caversham, 61 Hazel Avenue

### Timeless Character with Modern Comfort

This beautifully renovated brick character home is perfectly positioned in one of Caversham's most popular streets. Thoughtfully modernised to enhance its original charm, the home effortlessly blends classic features with comfortable, contemporary living.

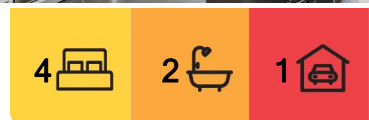
Step inside and be greeted by stunning leadlight windows, ornate ceilings, and a warm sense of flow throughout. The central hallway connects all four generously sized bedrooms, while the living spaces are easily accessible, making for family-friendly living.

Two bathrooms cater to both practicality and comfort: one includes a sleek tiled shower and integrated laundry space, while the other boasts a bath, ideal for unwinding. A separate toilet adds extra convenience for families.

At the rear of the home, a sun-drenched sunroom steals the show. Overlooking the garden, it's the ideal spot to unwind with a good book or morning coffee. Thanks to the



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**For Sale**  
Enquiries Over \$669,000

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[l.jhooker.co.nz/3PPFGDS](https://l.jhooker.co.nz/3PPFGDS)

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Wayne Graham Realty Ltd



property's unique microclimate, the current owners have created a lush, colourful garden oasis with peaceful sitting areas to enjoy the serenity.

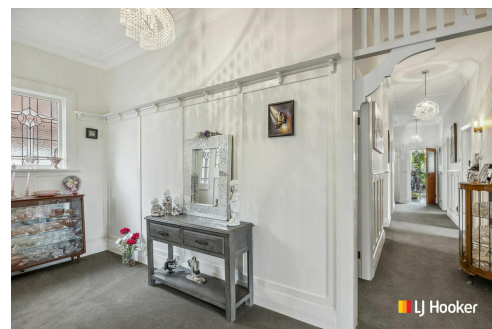
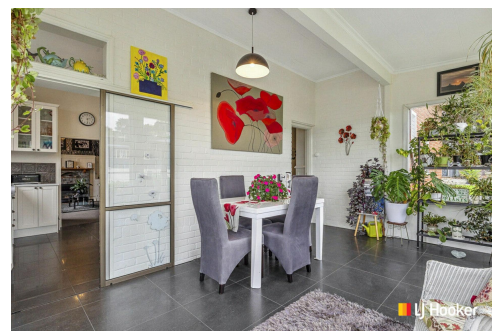
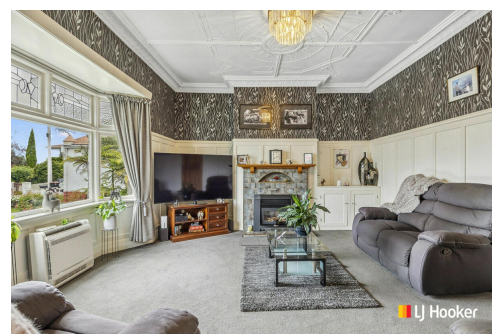
A single garage and underfloor storage complete the package, offering great functionality to match the home's undeniable charm.

## More About this Property

<b>Property ID</b>	3PPFGDS
<b>Property Type</b>	House
<b>Land Area</b>	673 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

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