



## Cloverlea, 3 Geraldine Crescent

### Brick Low Maintenance- Entertain In Style

This impressive and immaculate home has a very welcoming atmosphere. From the manicured entrance, through to the private oasis at the back, you are going to be delighted.

The functional layout of this home creates the perfect scenario for anyone looking for two spacious separate living areas, outstanding outdoor entertaining, good garaging, and a high carport for a motorhome or EV charging, and easy low maintenance care. The sunny, open plan family room offers modern and relaxed easy living, some double glazing has been installed. Open the bi-folding doors and entertain out on your own private deck with a roof and built in BBQ area.

The kitchen features a tiled splash back and ample of storage overlooking the dining area.

The separate lounge or games room with tinted windows is the perfect hide away to watch

3

2

2

#### For Sale

Enquiries Over \$639,000

#### View

[ljhooker.co.nz/WAHGFB](http://ljhooke.co.nz/WAHGFB)

#### Contact

**Tracie Van Rysewyk**

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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.

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**(06) 358 9009**

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your favourite movie, game of darts or relax with family and friends.

Three bedrooms. The main bedroom has its own Ensuite, double glazed doors opening out to the private deck, sit back and enjoy the sound of the Tui's. This home is equipped with two heat pumps a gas heater, plus a night store heater for all year-round comfort plus this home is insulated.

The main bathroom is centrally positioned. A separate laundry off the hallway, featuring a large storage cupboard,

With a recent gas infinity hot water system installed. This property is fully fenced and has an alarm system for added security.

This property will surely tick all of your boxes. It provides for anyone wanting quality, space and modern low maintenance living, in a desirable and quiet location within easy walking distance to the local shops and primary school.

Viewings by appointment so call Tracie today to view 021 143 7683

## More About this Property

|   |        |
|---|--------|
| <b>Property ID</b>                            | WAHGFB |
| <b>Property Type</b>                          | House  |
| <b>House Size</b>                             | 127 m2 |
| <b>Land Area</b>                              | 655 m2 |
| <b>Licensed Real Estate Agents (REAA2008)</b> |        |

**Tracie Van Rysewyk 0211 437 683**  
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