



## Clyde, 29 Fraser Street

### FUTURE POTENTIAL ON FRASER STREET

Nestled within the highly sought after enclave of Clyde, this double storey residence sits on a substantial corner section of approximately 1700 m2, offering buyers a multitude of future possibilities. The spacious open plan kitchen, dining living area, flooded with natural light, centres around a cosy Woodburner, complemented by a heat pump for year-round comfort.

The wrap around deck is ideal for enjoying morning coffee or unwinding at the end of the day to soak in the amazing views overlooking the Clyde township.

Designed for practicality the upstairs floor plan encompasses two robed bedrooms, which are serviced by a family bathroom with separate toilet. Downstairs the two bedroom self-contained unit with its own entrance provides additional living space, complete with a kitchenette and access to bathroom facilities within the separate laundry, this space could be used for family for the many visitors you receive when living in Central Otago.

Detached garaging and ample off-street parking, including space for additional vehicles, a caravan, or boat, this property is primed for its new owners to embark on their next

4

1

1

**For Sale**

Enquiries Over \$849,000

**View**

[ljhooker.co.nz/1597GME](http://ljhooker.co.nz/1597GME)

**Contact**

**Jo Tickle**

0274 855 701

[jtickle.alexandra@ljhooker.co.nz](mailto:jtickle.alexandra@ljhooker.co.nz)

**Jane Hoskins**

0274 486 060

[jhoskins.alexandra@ljhooker.co.nz](mailto:jhoskins.alexandra@ljhooker.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 Alexandra**

**(03) 448 8888**

Central and Lakes Realty 2008 Ltd



journey.

## More About this Property

<b>Property ID</b>	1597GME
<b>Property Type</b>	House
<b>House Size</b>	200 m <sup>2</sup>
<b>Land Area</b>	1700 m <sup>2</sup>
<b>Including</b>	Dishwasher
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Jo Tickle 0274 855 701**

Licensed Salesperson | [jtickle.alexandra@ljhooker.co.nz](mailto:jtickle.alexandra@ljhooker.co.nz)

**Jane Hoskins 0274 486 060**

Manager/Licensed Salesperson | [jhoskins.alexandra@ljhooker.co.nz](mailto:jhoskins.alexandra@ljhooker.co.nz)

**LJ Hooker Alexandra (03) 448 8888**

Central and Lakes Realty 2008 Ltd

10 Centennial Ave, ALEXANDRA 9320

[alexandra.ljhooker.co.nz](mailto:alexandra.ljhooker.co.nz) | [alexandra@ljhooker.co.nz](mailto:alexandra@ljhooker.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 Alexandra**

**(03) 448 8888**

Central and Lakes Realty 2008 Ltd