




## Corstorphine, 155 Middleton Road

Move In Ready!

Discover this delightful ex-state home, offering a perfect blend of charm, comfort, and practicality.

Lovingly maintained, it features new carpet, partial double glazing, and the warmth of both a heat pump and a fireplace, ideal for cozy living throughout the seasons.

This home offers two double bedrooms and a bright, sun-filled sunroom off the lounge. The separate lounge provides a welcoming space to relax, while the dining room, located next to the kitchen, ensures effortless flow for everyday living and entertaining. A separate laundry room adds extra convenience to the layout.

Outside, you'll appreciate the street-level garage and a generous back garden, perfect for gardening enthusiasts or those seeking a sunny outdoor retreat. The home is elevated off the road and positioned well to capture plenty of sunlight throughout the day.

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**For Sale**  
Negotiation

**View**  
[ljhooker.co.nz/3PB2GDS](https://ljhooke.co.nz/3PB2GDS)

**Contact**  
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Just around the corner, the sprawling greens of St Clair Golf Course.

Whether you're stepping onto the property ladder or searching for a reliable investment, this charming home is a fantastic opportunity not to be missed. Act now and arrange your viewing today!

## More About this Property

<b>Property ID</b>	3PB2GDS
<b>Property Type</b>	House
<b>Land Area</b>	563 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Toni Curline 0212225469**

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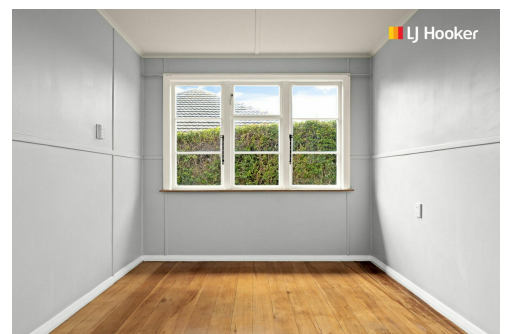
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