



## Feilding, 4 Nancy Avenue

### Brick Family home! Room to refresh

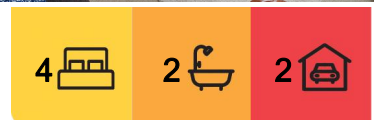
This solid 217m<sup>2</sup> (more or less) brick home is a true family haven, offering generous space, sun-filled living, and great bones with exciting potential to add value. Ideally positioned on a well-established 750m<sup>2</sup> (more or less) section in a desirable street, it's perfect for families seeking comfort now with the option to modernise and make it their own.

Step inside and enjoy the practical layout, with two large living areas including a separate generous formal lounge and large open-plan family and dining area that flows into a sunny conservatory an entertainer's dream! The separate kitchen offers ample storage and bench space, with plenty scope to upgrade.

Warm and inviting, this home is bathed in sunlight and features multiple heating options including two heat pumps, a log burner, two gas heaters, plus the convenience of an HRV



**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.



**For Sale**  
Buyer enquiry over \$719,000

**View**  
By Appointment

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**LJ Hooker Palmerston North**  
**(06) 358 9009**  
Manawatu (1994) Ltd



system and gas Infinity hot water.

There's room for everyone with three double bedrooms and a fourth single small bedroom or office. The master bedroom boasts its own ensuite, a heat pump and sliding doors that open to the garden. A separate toilet and dedicated laundry enhance everyday practicality.

The fully fenced backyard is large, private, and secure, perfect for children and pets. While the double internal access garage completes this family-friendly package.

In mostly original condition, this home is ready for your personal touch. Located on sought after and family-friendly Nancy Ave, it boasts great street appeal. With plenty of potential to modernise and add value, this home is perfect for a growing family, savvy investor.

## More About this Property

<b>Property ID</b>	WJ5GFB
<b>Property Type</b>	House
<b>House Size</b>	217 m2
<b>Land Area</b>	750 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

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