

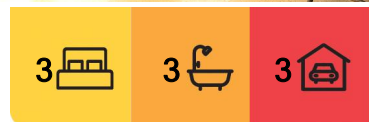
## Geraldine, 119 Cox Street

### Lifestyle Retreat Just Minutes from Geraldine

This beautifully presented home on a 1.055ha lifestyle section just outside Geraldine strikes the perfect balance between convenience to town and rural living. The spacious 273m<sup>2</sup> house is perfect for families, with three double bedrooms each with their own ensuite, plus an office and hobbies room.

Built less than 20 years ago, the house enjoys modern conveniences such as double glazing, underfloor heating, built-in wardrobes in the bedrooms, and ample storage. Downstairs, the living room with brick feature fireplace flows into the dining room and kitchen, with French doors opening to a large patio with sweeping views across the impeccably landscaped grounds. One bedroom with accessible ensuite is downstairs, along with a second separate toilet and a laundry, while the other two bedrooms, office and hobbies/craft room are upstairs. Two rooms upstairs open onto a balcony overlooking the grounds.

The private grounds include numerous mature fruit trees and a large paddock. A single car garage adjoins the house, with a separate two-car garage and workspace nearby.



#### For Sale

Enquiries Over \$1,170,000

#### View

Sun 3rd Aug @ 1:30PM - 2:00PM

#### Contact

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**LJ Hooker Geraldine**

**(03) 693 9775**

Enting Real Estate Limited



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## More About this Property

<b>Property ID</b>	7MKGDY
<b>Property Type</b>	House
<b>House Size</b>	273 m2
<b>Land Area</b>	1.06 hectare
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Daniel Holland 027 462 7168**

Property Consultant | [daniel.geraldine@ljhooker.co.nz](mailto:daniel.geraldine@ljhooker.co.nz)

**Anne Weschenfelder 027 693 8116**

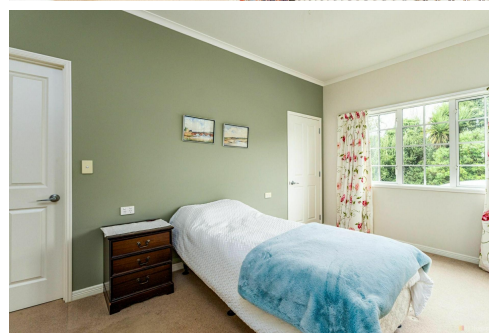
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