



## Geraldine, 13 Barker Street

### Views and Privacy

Nestled on the hill, with stunning vistas overlooking the township, this charming home offers a perfect blend of character and convenience.

Surrounded by native bush with abundant native bird life, enjoy the wood pigeons, fantails, bellbirds, tui's and of course the wax eyes.

The home offers an open plan kitchen, dining and living area with a bay window and french doors opening onto a spacious outdoor area. An ideal spot for your morning coffee or entertaining family and friends.

A log fire and heat pump provide year round comfort, as well as being fully double glazed.

2 Double bedrooms, master with french doors.

Modern bathroom with walk in shower and heated tiled floor.

Separate laundry and WC.

An established and well-planted garden provides privacy and tranquillity. Grow your own produce with two raised vegetable beds plus storage sheds for your firewood and garden tools.

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#### For Sale

Enquiries Over \$579,000

#### View

[ljhooker.co.nz/7HXGDY](http://ljhooker.co.nz/7HXGDY)

#### Contact

**Jane Stack**

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**LJ Hooker Geraldine**

**(03) 693 9775**

Enting Real Estate Limited

**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.

The added bonus of this property is a stand alone sleepout with bathroom, ideal for guests, multi-generational living or work from home and an attached storage room.

**Disclaimer:**

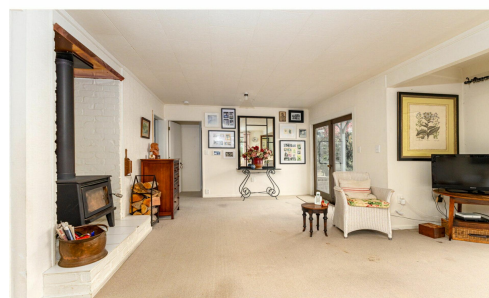
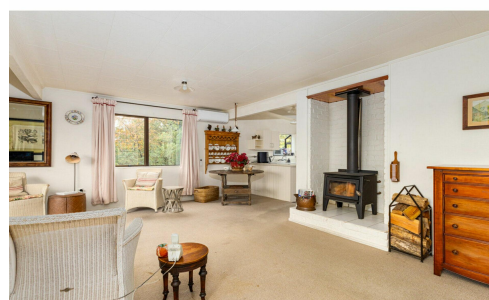
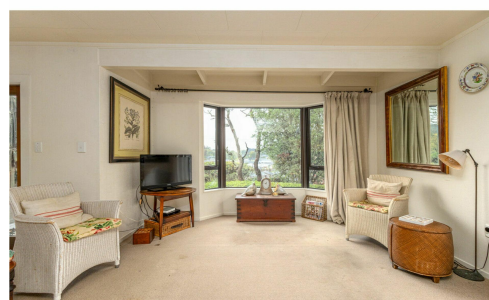
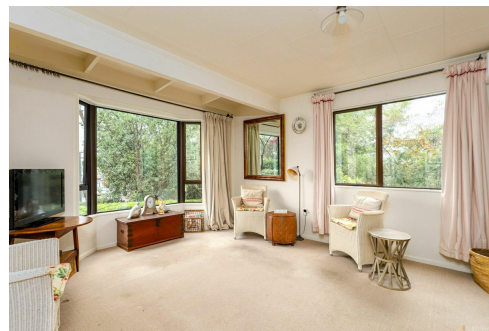
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## More About this Property

<b>Property ID</b>	7HXGDY
<b>Property Type</b>	House
<b>House Size</b>	98 m <sup>2</sup>
<b>Land Area</b>	728 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

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