

Geraldine, 20 Forest Road

Old World Grandeur on a 1ha Central Block

Steeped in old-world grandeur, from the high ceilings and marble fireplace to the commanding sitting room overlooking the grounds, this spacious historic residence is full of possibilities that will spark the imagination.

Venture up the forested drive to discover a private oasis with views over downtown Geraldine. The historic residence sits on 1 hectare, which is a very rare find so close to the town centre, just a few minutes' walk from the supermarket and the shops on the main street. The grounds include two separate 2-bay garages and a paddock, with lots of room for exploring other potential. Beyond the landscaped gardens and lawns lies the edge of Talbot Forest, bringing with it the delightful solitude and ringing birdsong of the native bush.

The 284m² house includes six bedrooms and two spacious sitting rooms, along with a large kitchen, one bathroom, and several additional rooms. A formal entrance leads into a wood-panelled hallway, which opens out to the two sitting rooms. Further down, a hallway connects between three bedrooms, the bathroom, and the kitchen and laundry. Upstairs

6

1

4

For Sale

Enquiries Over \$700,000

View

[ljhooker.co.nz/7K6GDY](https://l.jhooker.co.nz/7K6GDY)

Contact

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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are three smaller bedrooms.

Drawing inspiration from the charming historic details and furnishings that still adorn the captivating residence, there is great scope to either restore it to its former glory or develop it in a new direction. The house is being sold "as is, where is," so this is the perfect choice for any who enjoy a fun challenge with the potential for major rewards.

Disclaimer:

This information has been supplied by the owners and Corelogic. LJ Hooker Timaru, Geraldine and Waimate are merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information. All intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law, we do not accept any responsibility to any part for the accuracy or use of the information herein. Enting Real Estate Limited Licensed (REAA 2008).

More About this Property

Property ID	7K6GDY
Property Type	House
House Size	284 m2
Land Area	1.02 hectare
Licensed Real Estate Agents (REAA2008)	

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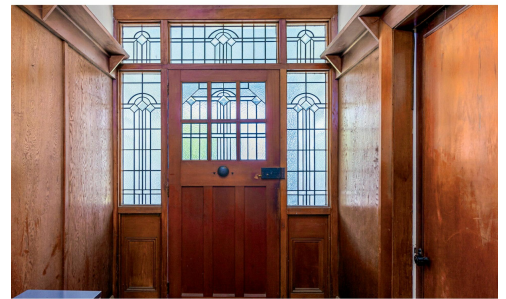
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