

## Glenwood, 15 Roxburgh Street

Unique opportunity in Glenwood

Welcome to 15 Roxburgh Street a much-loved, cleverly designed two-storey home, built and occupied by its original owners. Step inside and enjoy the spacious, open-plan living, centred around a stylish designer kitchen complete with a walk-in pantry - perfect for home cooks and entertainers alike. A second living area provides flexibility for family life or a quiet retreat. With three double bedrooms, one conveniently located downstairs, space is never an issue. One of the upstairs rooms is exceptionally large, offering the perfect retreat for a master bedroom, shared kids' room, or hobby space.

The family bathroom includes both a bath and shower, complemented by a separate toilet and a dedicated laundry area adds to the convenience. Stay comfortable year-round with a compliant fireplace and a heat pump. Outside, you'll find a compact, fully fenced private yard - ideal for children and pets - with a back gate that opens directly into Aorangi Stadium.

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1

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**For Sale**  
Negotiation

**View**  
Sat 2nd Aug @ 11:30AM - 12:00PM

**Contact**  
**Ben Groundwater**  
027 415 6405  
ben.timaru@ljhooke.co.nz

**Joelle Snook**  
027 844 5432  
joelle.timaru@ljhooke.co.nz



**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.

**LJ Hooker Timaru**  
**(03) 688 3029**  
Enting Real Estate Limited



This property located on a quiet cul-de-sac is sure to impress, call today to arrange a viewing!

Features:

- Popular location
- Three double bedrooms
- Two living spaces
- Double carport
- Fully fenced backyard with gate access into Aorangi Stadium
- Log burner
- Heat pump
- Separate toilet

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

<b>Property ID</b>	15JRGTA
<b>Property Type</b>	House
<b>House Size</b>	172 m2
<b>Land Area</b>	642 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Ben Groundwater 027 415 6405**

Property Consultant | [ben.timaru@ljhooker.co.nz](mailto:ben.timaru@ljhooker.co.nz)

**Joelle Snook 027 844 5432**

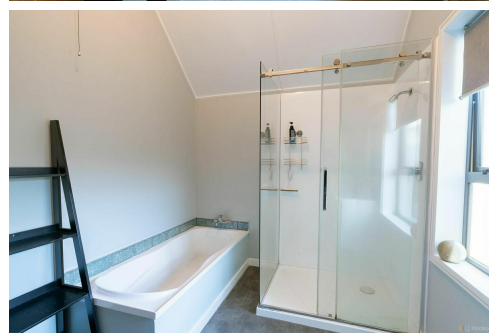
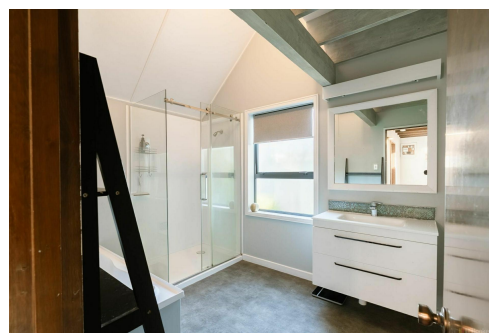
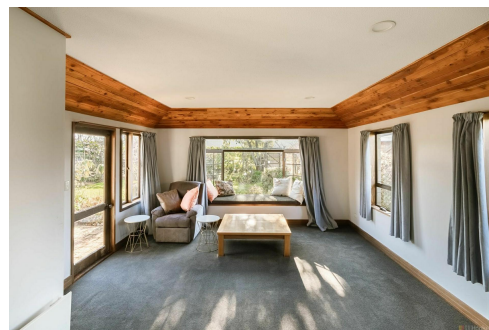
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