



Sold



13 Norwich Street, Hampden

## YOUR PRIVATE, ALMOST BEACH SIDE RESORT

Offering privacy, location, and views, we present this lovely transitional Bungalow with Villa character just a short walk from Hampden Beach, on a 5058m<sup>2</sup> section. There are views towards Moeraki as well as back towards the local hills. Although this home is very private with its own orchard garden, roses, shrubs and established trees, you are only a street away from the Cafe, a top quality fish and chip shop and the local Hampden Tavern.

It has been modified to feel open, light, and functional. Added skylights, internal glass french-style doors and a modified sunny dining area that opens into the large family room. While keeping some original villa details, its interior is cosy and delightful. There are warm timber features throughout, bench tops, door frames and curtain rails lifting the space. The high ceilings are accompanied by large windows that look over the private garden around the house.

In the extra-large living room there is space for more formal dining, cosy seating around the Yunca fireplace as well as your more traditional living space. The fireplace warms the space well and is known to be a favourite spot for a cup of tea or a glass of wine. From here walk into a spacious hallway to the guest bedroom which has a

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### FOR SALE

Buyer Enquiry Over \$565,000

### AGENTS

Bethany Taane  
bethany@ljhoamaru.co.nz

Stephen Robertson  
0274 731 112  
stephenr@ljhoamaru.co.nz

### AGENCY

LJ Hooker Oamaru  
(03) 434 9014  
Robertson Real Estate Limited

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LJ Hooker

good sized inbuilt wardrobe. Right next to it is a sunroom. The master bedroom is grand; with plenty of room and good sized in-built wardrobes. Views from here are of the garden and through toward the village of Moeraki.

The kitchen offers 360 counter and storage space with a practical butler's pantry, which has a separate sink and its own external entrance. There is an electric stove and range hood with more bench space that leads into the sunny dining area and out to the deck. Open all the door and embrace the flow from kitchen, dining, large living space, and outdoor area.

The family bathroom has an alcove bathtub and separate shower, located at the end of the hall ensuring convenient access for all areas.

Thinking about an office, guests, or teenager space? This property also accommodates. There are two utility rooms. The larger room is connected to the carport, has a skylight and many outlets. The second Utility room embraces rustic living.

Additional features include an HRV system and insulation in ceiling to ensure year round comfort. A separate laundry and second toilet, with access to outside. The backyard has garden sheds, vegie boxes, fruit trees, all with plenty of space for animals to graze on. With the potential to subdivide the property of 5058m<sup>2</sup> into multiple titles (subject to council approval), developers and investors with an eye for a serious land bank should inspect.

This home is ready to embrace another family. Share this with your acquaintances, hens to horses and enjoy the privacy and magical views. Don't miss this opportunity. It has almost been 20 years off the market, and I believe it could be another 20 before another opportunity to have this special home.

For Sale by Deadline closing at 4.00pm on Wednesday, 27 November 2025 at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior).

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Contact Bethany Taane 027 868 0083 or Stephen Robertson on 0274 731 112

## MORE DETAILS

Property ID	W1CGF3
Property Type	House
House Size	130 m <sup>2</sup>
Land Area	5058 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Bethany Taane

Property Consultant | [bethany@ljhoamaru.co.nz](mailto:bethany@ljhoamaru.co.nz)

**Stephen Robertson 0274 731 112**

Principal / Property Consultant | [stephenr@ljhoamaru.co.nz](mailto:stephenr@ljhoamaru.co.nz)

### LJ Hooker Oamaru (03) 434 9014

Robertson Real Estate Limited

193 Thames Street, OAMARU 9400

[oamaru.ljhooker.co.nz](http://oamaru.ljhooker.co.nz) | [info@ljhoamaru.co.nz](mailto:info@ljhoamaru.co.nz)

