



51 Nottingham Street, Hampden

## YOUR VERY OWN SLICE OF HEAVEN!




From the moment you walk through the front gate, you'll feel the character and charm of this delightful cottage - the beautiful English country garden sets the scene.

Much love and imagination has been poured into creating an oasis that has all the "feels" - if only the walls could talk!

Fully fenced and on two titles with a combined land area of 2024m<sup>2</sup> this cottage has been very well maintained by its current owners and features two good sized double bedrooms, open plan modern kitchen/dining/living area, bathroom with shower and bath, separate laundry, and a utility hut which is currently used as a hobby/music room but could also accommodate additional visitors to the cottage if required.

Heated via a wood burner, with insulation in the ceiling, the cottage is on electric hot water (cylinder replaced 2 years ago), and has an electric stove with gas hob.

To complete the picture, decking has been added and you'll find a single garage (as well as lots of off-street parking), multiple sheds -

2  1  1 

### FOR SALE

Buyer Enquiry Over \$449,000

### VIEW

Sat 20th Dec @ 12:00PM - 12:30PM

### AGENTS

Erin Kingan  
021 02347401  
erink@ljoamaru.co.nz

### AGENCY

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

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**

including a 42m<sup>2</sup> shed/workshop (not powered) - and a glass house.  
Note: even the ride-on mower lives in a lockable shed and will be a negotiable item at time of sale. This is an opportunity not to be missed, whether you're looking for a permanent home in delightful Hampden, or a weekend retreat, so pop along to an open home or give me a call for a private viewing.

For Sale by Deadline closing at 4:00pm on 04 February 2026 at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior).

Buyer Enquiry Over \$449,000

Contact Erin Kingan on 021 0234 7401

## MORE DETAILS

Property ID W54GF3  
Property Type House  
Land Area 2024 m<sup>2</sup>  
Licensed Real Estate Agents (REAA2008)

**Erin Kingan 021 02347401**

Property Consultant | erink@ljhoamaru.co.nz

**LJ Hooker Oamaru (03) 434 9014**

Robertson Real Estate Limited  
193 Thames Street, OAMARU 9400  
oamaru.ljhooker.co.nz | info@ljhoamaru.co.nz

