



## Highbury, 36 Chippendale Crescent

High Vendor Motivation! Priced to sell!

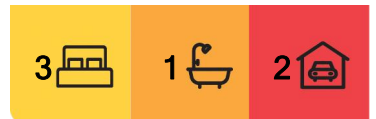
Step through the inviting bright yellow doors visualise the endless possibilities that await you.

Large 160m<sup>2</sup> home with a European feel, nestled in the tranquillity of a tree-lined street, just across from the soon-to-be-completed upgraded playground at Chippendale Reserve, this property offers convenience with an easy stroll to the Woolworths, Pioneer Supermarket and a short drive to the Square and centre city.

This home has undergone partial redecoration, featuring a stunning modern kitchen and a generously sized open-plan living area with a striking brick fireplace, complete with an efficient gas burner for cosy winter evenings. The lounge opens seamlessly to an expansive deck through ranch sliders, perfect for entertaining with summer BBQs and twilight drinks. The current owners have comfortably hosted social gatherings of over 50 people.



**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.



**For Sale**  
Enquiries Over \$555,000

**View**  
[l.jhooker.co.nz/W5XGFB](https://l.jhooker.co.nz/W5XGFB)

**Contact**  
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**LJ Hooker Palmerston North**  
**(06) 358 9009**  
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Three generous double bedrooms, all with doors leading to the back yard. Further adding to its appeal is the extra-large single garaging with large workshop area, plus carport and plenty of off street parking.

Contact Angela for your personal tour or attend one of the scheduled open homes.

## More About this Property

<b>Property ID</b>	W5XGFB
<b>Property Type</b>	House
<b>House Size</b>	160 m <sup>2</sup>
<b>Land Area</b>	629 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Angela Martin 027 739 3370**

Residential & Lifestyle Sales Specialist | [angela.martin@ljhookerpn.co.nz](mailto:angela.martin@ljhookerpn.co.nz)

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