



Highbury, 9 Murphy Court

LARGE FAMILY HOME +SELF CONTAINED STUDIO

Whether you are seeking a spacious family haven or a clever investment opportunity, the dual-purpose layout of this exceptional home is sure to impress. The separate, fully self-contained studio is connected by adjoining lockable doors, providing the ultimate flexible home-and-income opportunity. Keep it private for tenants offering supplementary rental income potential or extended family or enjoy the flow of a larger home. The choice is yours, and the options are endless.

This striking property features: spacious living areas, four large double bedrooms, two-bathrooms whilst perfectly complemented by an impressive self-contained one-bedroom studio.

At the heart of the main home is a sun-filled open-plan kitchen, dining and living area, thoughtfully designed for seamless indoor-outdoor living. Sliding doors lead effortlessly to a private garden oasis, a sunny sanctuary where you can retreat to while overseeing the

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For Sale

Enquiries Over \$950,000

View

By Appointment

Contact

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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 Palmerston North

(06) 358 9009

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beautifully established landscaped gardens, featuring the bonus of a standalone fully lined and insulated cabin enhancing this property's charm.

The master bedroom sits at the end of the hall with a walk-in robe and ensuite. The three other bedrooms are very generous in size.

The attached self-contained one-bedroom flat is a standout! This well-designed flat replicates the quality of the main home. Perfect for extended family or those who may wish to earn an income from this space, the unit has an open plan living area with a kitchenette, log fire and heat pump for convenience with its own bathroom/ laundry room and it has its own access to the front and rear yard.

The family bathroom is positioned in the middle of the home along with a separate powder room easily accessible for guests.

The separate large laundry and home has ample of storage, prefect for all the family's needs.

Exceptional heating options ensures all year-round comfort. The family room features a cosy free-standing fireplace creating a warm and inviting ambiance, while the separate large living suite benefits from its own heat pump for personalised climate control. The home is also enhanced with under floor heating in areas, delivering an extra layer of comfort.

This property is complete with an internal access double garage, three large garden sheds for all the extra storage requirements and plenty of off-street parking to accommodate the whole family!

This home is seriously for sale, don't miss out. Come along to the open home or call Tracie for a private viewing today.

More About this Property

Property ID	WK2GFB
Property Type	House
House Size	330 m2
Land Area	1292 m2
Including	Ensuite
Licensed Real Estate Agents (REAA2008)	

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