



## Hokowhitu, 10 Epsom Road

### Spacious Hokowhitu Family Home!

Welcome to this expansive 310m2 family home, perfectly positioned on a generous 1870m2 fully fenced section in sought-after Hokowhitu. Offering the ultimate in space, comfort, and lifestyle, this property is a rare find.

Step inside to discover a welcoming open-plan living and dining area, flooded with natural light and enhanced by beautiful vaulted wooden ceilings. Ranch slider from the lounge onto a private patio - ideal for entertaining or relaxing in the sun. Features gas heating & Heat transfer to keep you cosy during the cooler months.

Separate kitchen is well-equipped with ample storage. Separate laundry room adds convenience.

This home boasts four generously sized bedrooms, plus a separate office! Main bedroom offers excellent wardrobe storage & ranch slider to balcony.



**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.

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#### For Sale

Enquiries Over \$845,000

#### View

[ljhooker.co.nz/WGUGFB](http://ljhooker.co.nz/WGUGFB)

#### Contact

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**LJ Hooker Palmerston North**

**(06) 358 9009**

Manawatu (1994) Ltd



Downstairs, a large rumpus room with its own shower room provides fantastic flexibility for teenagers, guests, or hobbies.

The family bathroom is well-appointed with a bath, shower, and vanity.

Outside, the expansive section features a grass tennis court, providing endless fun for the whole family. With full fencing, there's plenty of space for kids and pets to play safely. Double internal access garage.

Located in a premium Hokowhitu location and zoned for highly sought-after schools including Palmerston North Boys' High School, Palmerston North Girls' High School, and Palmerston North Intermediate Normal School.

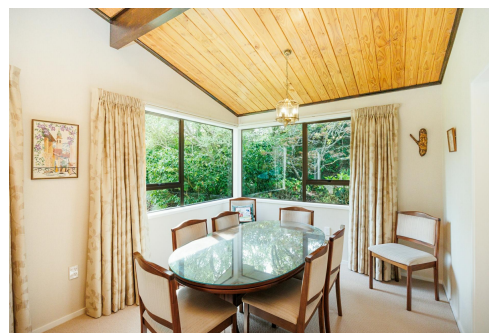
Don't miss this opportunity to secure a substantial family home in one of Palmerston North's most desirable suburbs. Ring Jeannie now to view on 027 445 3048

## More About this Property

<b>Property ID</b>	WGUGFB
<b>Property Type</b>	House
<b>House Size</b>	310 m2
<b>Land Area</b>	1870 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Jeannie Boswell 027 445 3048**  
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