



## Hokowhitu, 17 Tilbury Avenue

### FOUR BEDROOM HOME WITH HUGE GARAGING!!

What a find! Privately situated in the sought after Hokowhitu location.

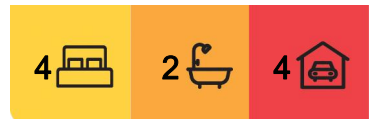
You will be impressed by the beautifully landscaped section and massive garaging (64m2 approx) currently set up with a fully lined and insulated built in 3 x 4.8m2 utility room at the rear, with its own access door, ideal for pursuing hobbies or work from home potential with plenty of off-street parking.

This solid 1960's family home has low maintenance cladding, comprising two living areas, featuring solid timber beams. This home is equipped with the modern comforts of a heat pump and a DVS system ensuring all year-round comfort.

The open plan living area's boast excellent indoor/outdoor flow onto the large private deck, comprising of a custom fitted sunshade awning, prefect for entertaining family and friends whilst overseeing the outstanding well established landscaped section, Plenty of space



**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 \$675,000

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

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**LJ Hooker Palmerston North**  
**(06) 358 9009**  
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here for all.

The elevated Kitchen features gas hobs and wall oven with plenty of storage whilst overseeing the family/dining area.

Four bedrooms with the primary room featuring a walk-in robe and a large ensuite. The large family bathroom has gorgeous polished native timber flooring, a corner bath for relaxation a separate shower including a toilet and vanity with extra storage for towels and essentials.

A separate laundry with loads of storage and room for a deep freezer.

Located in one of Hokowhitu's cul-de-sac's in the catchment for PNBHS and PNGHS, Winchester, Parklands, College street and Hokowhitu school with the River walkway access nearby and Hokowhitu shopping centre.

Don't wait, make it yours today, call Tracie on 021 143 7683.

## More About this Property

<b>Property ID</b>	WFZGFB
<b>Property Type</b>	House
<b>House Size</b>	161 m2
<b>Land Area</b>	1153 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

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