



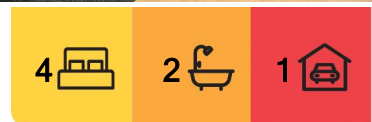
## Hokowhitu, 237 Victoria Avenue

### LIGHT & SPACIOUS- HOKOWHITU LOCATION

This superb family home is much bigger than it looks, featuring four double bedrooms, two spacious light and open living areas, brand new carpet throughout with great flow to the private deck, all situated in desirable Hokowhitu, zoning for excellent schools add to the appeal of this home, within minutes to the CBD, Hokowhitu village, River walkways, Massey university and the esplanade.

Designed for family living and entertaining, the large well-appointed kitchen has ample storage and plenty of room for all with a large servery, pull up a bar stool and chat to the chef. The sunny north facing, open plan family dining room flows directly out to the deck area, entertain with family and friends, or gather and relax in the spacious separate living room with a Heat pump for easy living convenience, plus this home has a Smart Vent system ensuring all year-round comfort.

The main bedroom has its own private wing, with a modern tiled ensuite and a ranch slider



**For Sale**  
Enquiries Over \$819,000

**View**  
Sun 4th May @ 12:45PM - 1:15PM

**Contact**  
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to the deck.

The family bathroom has just been upgraded, the shower unit has had a shower dome installed, lovely large Vanity and beautiful bathtub, with a separate toilet adjacent, well positioned between the other three bedrooms.

This property provides a Separate laundry and fantastic storage throughout the home.

The Internal access single garage has a stunning brand-new, electric cedar door installed plus the bonus of a carport at the entrance ensures you stay dry, along with the home having brand new spouting which completes this fantastic package

## More About this Property

Property ID	WH2GFB
Property Type	House
House Size	220 m <sup>2</sup>
Land Area	645 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

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