



## Hokowhitu, 3 Earl Place

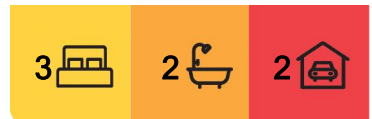
Hokowhitu Cul-de-Sac, Double-Glazed Beauty!

NOTE: RV recently updated now \$690,000

This exceptional home is a rare find! In highly desirable Hokowhitu cul-de-sac, immaculately presented and fully double-glazed. Step inside and you will be impressed with the well-designed layout, modern updates, two living areas, plus ensuite!

Perfectly positioned for all day sun, the light-filled living and dining areas flow seamlessly onto a spacious deck, ideal for entertaining or unwinding. The well-appointed kitchen features modern appliances, including a brand-new double dish drawer, and connects to a second lounge or family room, providing fantastic versatility.

Three double bedrooms include a master retreat with an updated ensuite and sliding doors opening onto the veranda. A modern main bathroom, along with the convenience of a separate laundry, completes the well-planned layout. Year-round comfort is assured with



**For Sale**

Enquiries Over \$695,000

**View**

[ljhooker.co.nz/WFRGFB](http://ljhooke.co.nz/WFRGFB)

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

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two heat pumps, an HRV system, and gas infinity hot water. The roof and spouting has been updated in 2018 adding further piece of mind.

Set on a beautifully landscaped 760m2 (more or less) section, the established gardens and mature trees create a private sanctuary, complemented by a second outdoor patio for peaceful relaxation. Standalone double garage plus extra storage room, a workbench, and ample off-street parking.

In superb cul-de-sac location, close to river walk, Lagoon, Manawatu Golf Course, Hokowhitu Village and zoned for excellent schools.

A truly special opportunity in a prime Hokowhitu location, don't miss your chance to make it yours! Be quick to view!

## More About this Property

<b>Property ID</b>	WFRGFB
<b>Property Type</b>	House
<b>House Size</b>	109 m2
<b>Land Area</b>	760 m2
<b>Including</b>	Ensuite
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Angela Martin 027 739 3370**

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