



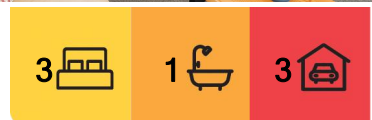
## Holmes Hill, 10 Solway Street

### ON TOP OF THE WORLD!

This immaculate Holmes Hill property has been beautifully and lovingly maintained over many years, both inside and out, but it's now time for a new family to enjoy. Built in 1954 with an Oamaru Stone exterior, the 190m2 house is located on a back section at the top of a driveway, affording privacy as well as an amazing semi-rural outlook - you really do feel like you're "on top of the world"!

As you approach the front door you walk across a lovely patio which is ideal for entertaining in the summer or for simply sitting on a lounge enjoying the view. Featuring two double bedrooms with built in wardrobes and a good-sized single bedroom/sunroom which is currently utilised as a home office; modern open plan kitchen and dining room from which flows a separate and good-sized family lounge; a large and modern family bathroom including toilet; and a separate laundry room, completes the upstairs picture.

Year-round comfort is assured with insulation up and under, central heating with 7 gas



**For Sale**  
Buyer Enquiry Over \$499,000

**View**  
By Appointment

**Contact**  
**Erin Kingan**  
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**Sheryl Heta**  
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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.

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**(03) 434 9014**  
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fired radiators, and a heat pump, gas hot water and gas hob.

The single basement garage has been transformed into a large tool shed with workspaces (it's impressive!). A carport for two vehicles has been created under the house, with the added bonus of off-street parking for multiple vehicles. The grass surrounds are a haven for kids with plenty of space to run around and play. The grounds are immaculate and well developed, with a vegetable patch to grow your own veggies.

You won't be disappointed - this is a lovely property, so pop along to an open home or phone me for a private viewing.

Rental appraisal upwards of \$450.00 per week.

Buyer Enquiry Over \$499,000

Contact Erin Kingan at 021 0234 7401 or Sheryl Heta at 0274 145 256

## More About this Property

Property ID	VUUGF3
Property Type	House
House Size	190 m2
Land Area	1219 m2
Licensed Real Estate Agents (REAA2008)	

### Erin Kingan 021 02347401

Property Consultant | erink@ljhoamaru.co.nz

### Sheryl Heta 027 414 5256

Property Consultant | sherylh@ljhoamaru.co.nz

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