



18 Oxford Street, Holmes Hill

## OPPORTUNITY KNOCKS!

Prepare to be impressed with this brick and roughcast home built in 1960. Located in a popular street with Holmes Hill Kindergarten nearby, and within the Fenwick School zone, this is a home that will suit families with young children who are looking for a good space and an opportunity to make their own mark. Fully fenced and backing onto the Glendale Park Reserve, there's a feeling of tranquility about this property, and as you enter through the front door, via a conservatory, you are struck by its inviting "feel".

The large, grassed backyard is overlooked via the conservatory and kitchen. From the kitchen/dining room flows a small sitting room, and off that is a good-sized family lounge with doors that can be closed or left open depending on need. There are three double bedrooms with built-in wardrobes, a family-sized bathroom and a separate toilet. Separate laundry at the rear of the house with access to the backyard. Single basement garage.

Single glazed, this home is heated via heat-pump, wood fire (on wet back), and night store. Ceiling and underfloor insulation.

My vendors are looking forward to the next chapter of their lives and ready to hand over their much-loved family home to its new owners. Call me today for a private viewing, or pop along to an open home -

3  1  1 

### FOR SALE

Buyer Enquiry Over \$459,000

### AGENTS

Erin Kingan  
021 02347401  
erink@ljhoamaru.co.nz

### AGENCY

LJ Hooker Oamaru  
(03) 434 9014  
Robertson Real Estate Limited

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.

 **LJ Hooker**

you won't be disappointed!

Buyer Enquiry Over \$459,000

Contact Erin Kingan at 021 0234 7401

### MORE DETAILS

Property ID                   W01GF3  
Property Type               House  
House Size                   160 m2  
Land Area                   656 m2  
Licensed Real Estate Agents (REAA2008)

**Erin Kingan 021 02347401**

Property Consultant | erink@ljhoamaru.co.nz

**LJ Hooker Oamaru (03) 434 9014**

Robertson Real Estate Limited  
193 Thames Street, OAMARU 9400  
oamaru.ljhooker.co.nz | info@ljhoamaru.co.nz



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.