



## Holmes Hill, 18 Oxford Street

### 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.



**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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**For Sale**  
Buyer Enquiry Over \$469,000

**View**  
Sun 21st Sep @ 11:15AM - 11:45AM

**Contact**  
**Erin Kingan**  
021 02347401  
erink@ljoamaru.co.nz

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

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 - you won't be disappointed!

For Sale by Deadline Closing on Wednesday, 29 October at 4pm at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior).

Buyer Enquiry Over \$469,000

Contact Erin Kingan at 021 0234 7401

## More About this Property

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](mailto:erink@ljhoamaru.co.nz)

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