

## Kensington, 15 James Street

Location, Garaging and Updated!

This inviting brick home offers two spacious bedrooms and a versatile sunroom that can be used as desired. The kitchen has been updated and flows into an open-plan lounge and dining area, creating an ideal space for both entertaining and family gatherings. The spacious bathroom has also been updated, and the home includes a second toilet located in the wash house/laundry, providing convenient access without needing to enter through the main house.

The property features a private outdoor entertaining area, perfect for summer evenings. A standout feature is the large double garage at the back of the home. The property is fully fenced, making it ideal for pets or children.

Features:

- Heatpump
- Two bedrooms



**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.

**SOLD**

2

1

2

**For Sale**

Enquiries Over \$459,000

**View**

[l.jhooker.co.nz/158CGTA](https://l.jhooker.co.nz/158CGTA)

**Contact**

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**LJ Hooker Timaru**

**(03) 688 3029**

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- Sunroom
- Double garage
- Brick

**Disclaimer:**

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## More About this Property

<b>Property ID</b>	158CGTA
<b>Property Type</b>	House
<b>House Size</b>	113 m2
<b>Land Area</b>	466 m2
<b>Including</b>	Toilets (2)
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Ben Groundwater 027 415 6405**

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**Joelle Snook 027 844 5432**

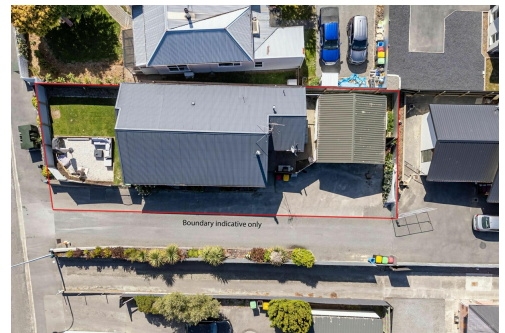
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