



## Maori Hill, 33 Ashbury Avenue

Comfort and convenience

Deadline sale: Enquiries over \$519,000 offers in by 3pm, Wednesday 3 September (unless sold prior).

This comfortable family friendly home is ideally located in the heart of Waimataitai - just a stone's throw from Waimataitai Primary School, kindergarten, and the ever-convenient Pak'n Save supermarket.

Step inside and enjoy the benefits of recent upgrades, including rewiring with modern switches and new carpet throughout. The home features a spacious kitchen and dining area, while the separate living room boasts French doors opening to a fully fenced yard - an ideal space for children, pets, and outdoor entertaining. Three bedrooms, each with built-in wardrobes and a family bathroom. You'll also appreciate extras like the sunroom, HRV system, two toilets, a separate laundry, views over Timaru city and two heat pumps for year-round comfort. Plus, the bonus of single garage and extra off-street parking.



**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**

Enquiries Over \$519,000

**View**

Sat 16th Aug @ 1:15PM - 1:45PM

**Contact**

**Ben Groundwater**

027 415 6405

ben.timaru@ljjhooker.co.nz

**LJ Hooker Timaru**

**(03) 688 3029**

Enting Real Estate Limited



Don't miss your chance to secure this ideal family home!

Features:

- Brick
- Sunroom
- Three bedrooms
- Rewired
- New carpet throughout
- Two toilets
- Two heat pumps
- HRV system
- New carpet

Disclaimer:

This information has been supplied by the owners and Corelogic. LJ Hooker Timaru, Geraldine and Waimate are merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information. All intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law, we do not accept any responsibility to any part for the accuracy or use of the information herein. Enting Real Estate Limited Licensed (REAA 2008).

## More About this Property

<b>Property ID</b>	15KYGTA
<b>Property Type</b>	House
<b>House Size</b>	123 m2
<b>Land Area</b>	748 m2
<b>Including</b>	Toilets (2)
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Ben Groundwater 027 415 6405**

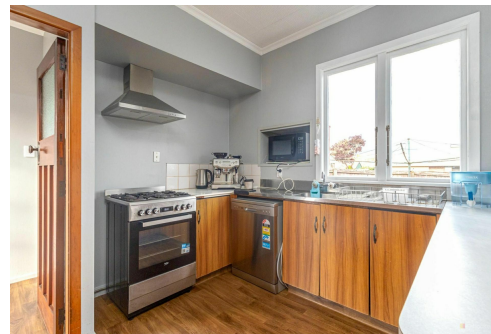
Property Consultant | [ben.timaru@ljhooker.co.nz](mailto:ben.timaru@ljhooker.co.nz)

**LJ Hooker Timaru (03) 688 3029**

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