

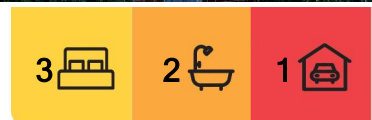
## Marchwiell, 12 Marchwiell Street

### Top-Tier Living with Exceptional Views

It's got views stretching out over Caroline Bay, and you'll be enjoying these with the indoor-outdoor flow throughout the summer and winter months, entertaining friends and family. Wake up and enjoy your coffee in bed, taking in the sunrises from your master bedroom, which offers its own ensuite and built-in wardrobe.

This home offers three spacious bedrooms, all with wardrobes and great storage throughout, with the master having its own ensuite, and the main bathroom serving the rest of the home. The internal access garage provides convenient off-street parking and is equipped with a laundry inside. With great access from the road, you'll find plenty of space underneath the house for a tool shed or lockable storage for the toys.

It's been renovated and landscaped, offering its lucky new owners views and a lifestyle that doesn't come up often in this price bracket.



**For Sale**  
Enquiries Over \$599,000

**View**  
[ljhooker.co.nz/150RGTA](http://ljhooker.co.nz/150RGTA)

**Contact**  
**Joelle Snook**  
027 844 5432  
[joelle.timaru@ljhooker.co.nz](mailto:joelle.timaru@ljhooker.co.nz)



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**LJ Hooker Timaru**  
**(03) 688 3029**  
Enting Real Estate Limited

\*LIM and Building report on file\*

Features:

- Two heat pumps
- Internal access garage
- Sea views to Caroline Bay & over the town
- Ensuite
- Indoor/outdoor flow
- Double glazed
- Fully insulated
- HRV

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

Property ID	150RGTA
Property Type	House
House Size	170 m <sup>2</sup>
Land Area	574 m <sup>2</sup>
Including	Ensuite Toilets (2) Outdoor Entertaining Workshop Fully Fenced

Licensed Real Estate Agents (REAA2008)

**Joelle Snook 027 844 5432**

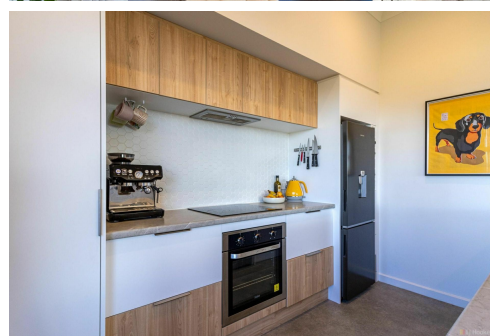
Property Consultant | joelle.timaru@ljhooker.co.nz

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

Enting Real Estate Limited

51 Church Street, TIMARU 7910

timaru.ljhooker.co.nz | timaru@ljhooker.co.nz



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