

## Marchwiel, 27 Kelvin Street

### Classic Brick Charm

Perfectly situated in a convenient location near St Joseph's Primary and Mountainview High School. Freshly updated with new carpet, curtains and paint, the property features two spacious bedrooms with built-in wardrobes, a spacious kitchen with modern appliances and a cozy separate lounge, with great indoor outdoor flow to a sunny patio. Adjoining the lounge is a bright and sunny sunroom, offering additional space to unwind.

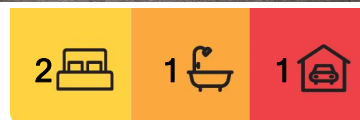
The bathroom includes a shower over bath, with the convenience of a separate toilet. Comfort is guaranteed year-round with a heat pump, keeping you warm in winter and cool in summer.

Outside, you'll find a single garage and a beautifully maintained section - ideal for easy living. Don't miss out on this well-presented property!

Features:



**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.



**For Sale**  
Enquiries Over \$399,000

**View**  
[ljhooker.co.nz/15BNGTA](https://ljhooker.co.nz/15BNGTA)

**Contact**  
**Ben Groundwater**  
027 415 6405  
[ben.timaru@ljhooker.co.nz](mailto:ben.timaru@ljhooker.co.nz)

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

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



- Heat pump
- Electric hot water
- Separate toilet
- Polished floors
- Single garage

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	15BNGTA
Property Type	House
House Size	113 m2
Land Area	455 m2
Including	Toilets (1)
Licensed Real Estate Agents (REAA2008)	

**Ben Groundwater 027 415 6405**  
 Property Consultant | [ben.timaru@ljhooker.co.nz](mailto:ben.timaru@ljhooker.co.nz)  
**Joelle Snook 027 844 5432**  
 Property Consultant | [joelle.timaru@ljhooker.co.nz](mailto:joelle.timaru@ljhooker.co.nz)

**LJ Hooker Timaru (03) 688 3029**  
 Enting Real Estate Limited  
 51 Church Street, TIMARU 7910  
[timaru.ljhooker.co.nz](http://timaru.ljhooker.co.nz) | [timaru@ljhooker.co.nz](mailto:timaru@ljhooker.co.nz)



**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.

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