



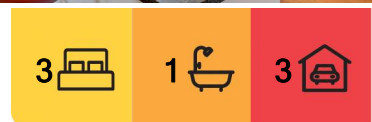
## Masterton, 45 Cockburn Street

CALLING FIRST HOME BUYERS...

Nestled on a well-maintained flat section with lush plantings and fruit trees, this tidy gem is sure to please! Crammed with features and extras, cosy home is one to put on your wish list.

Location is key here, being based only a few short minutes' walk to the trendy Kuripuni Village (leave the car at home), and local Primary school. Being a fully fenced rear section you can enjoy both security and privacy.

As you step inside, you'll be greeted by a spacious open plan modern kitchen, dining and living room – the perfect space for entertaining or relaxing with loved ones. This property features three good sized bedrooms and the well sized bathroom is complete with a separate shower and bath which flows to the laundry where entry is both internal and external – bonus!



**For Sale**

Enquiries Over \$515,000

**View**

[ljhooker.co.nz/Y69GES](https://ljhooker.co.nz/Y69GES)

**Contact**

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**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 Masterton**  
**(06) 378 8666**

McHattie Realty Ltd MREINZ

When it's time to unwind and enjoy the outdoors, you can relax on the large outdoor front or rear deck, two options to enjoy – the perfect spots for soaking up the sun or hosting a summer barbecue. For the hobbyist OR budding artist there's a studio to potter in... create your desires. In addition to all this, there's a greenhouse for planting up your Summer veggies... save on costs here. Top it all off with a garage/workshop and rumpus room for your man to tinker in or the teenager's own space.

But wait there's even more... undercover double carport access to the deck and back door for those rainy days.

Well built home with a solid feel and in a great location, just waiting for you to come and view.

Call Karina today. View by Appointment.

## More About this Property

<b>Property ID</b>	Y69GES
<b>Property Type</b>	House
<b>House Size</b>	100 m²
<b>Land Area</b>	1034 m²
<b>Including</b>	Study Deck Workshop

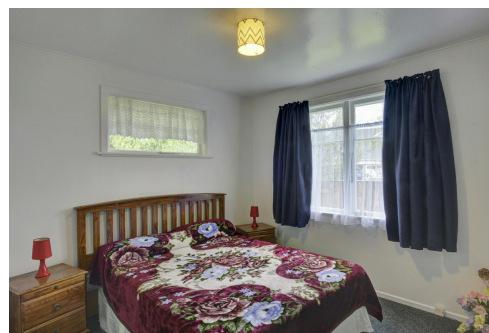
**Licensed Real Estate Agents (REAA2008)**

**Karina Rosemergy 027 636 4154**

Licensed Sales Specialist & Marketing Consultant |  
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