



## Masterton, 11 Puriri Crescent

### WINTER WARMTH... INSIDE AND OUT!!!

Doubled Glazed! Log Fire! Heat Pump! And good insulation! Why suffer wintry chills and icy rooms... when you can be cosily warm throughout, within this beautifully upgraded home?

And outside? Crank up the substantial outdoor fireplace and host a crowd on the large patio... or hop into the spa, undercover, within the outer 'room', generously proportioned for entertaining, barbecuing, relaxing. The sun-filled home (when it's out!) offers a flowing living space with fabulous views, from the modern kitchen with comprehensive scullery to open plan dining and lounge. There are three spacious bedrooms: the master with ensuite and French doors out to its own rear patio, where a cute wee bridge takes pride over the goldfish pond. The main bathroom is supported by a separate toilet.

In addition to the awesome backyard... if you've ever wanted chooks, it's all set up for your bantams. OR just use as a garden shed. A large one-car garage (auto door) with separate

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**For Sale**

Enquiries Over \$575,000

**View**

[ljhooker.co.nz/Y7PGES](http://ljhooker.co.nz/Y7PGES)

**Contact**

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workshop, plus double enclosed carport with auto door, and off-street parking, complete this welcoming home. The basement area has lots of potential for your hobbies.

Graced with space, flow and indoor-outdoor living, this home invites you to 'be our guest' and view the view from the comfort and warmth of your new home.

Easy distance to the Lansdowne village and minutes' drive from Masterton's town centre, hospital/medical centre, childcare and schooling options, walking and bike tracks, Henley Lake and other recreational facilities.

Set proudly on an elevated sunny section in prized Puriri Crescent, this home possesses prime panoramic vistas of the Eastern Hills. Vendors relocating and this toasty warm home could all be yours to enjoy!!

## More About this Property

|                                               |                               |
|-----------------------------------------------|-------------------------------|
| <b>Property ID</b>                            | Y7PGES                        |
| <b>Property Type</b>                          | House                         |
| <b>House Size</b>                             | 140 m <sup>2</sup>            |
| <b>Land Area</b>                              | 825 m <sup>2</sup>            |
| <b>Including</b>                              | Spa<br>Dishwasher<br>Workshop |
| <b>Licensed Real Estate Agents (REAA2008)</b> |                               |

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