



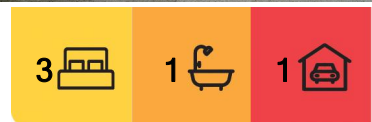
## Masterton, 31 Rugby Street

KISS!! (Kuripuni, In Sunny, Simple Style!!)

Oozing appeal and a welcoming, warm ambiance, this charming, 1950s, three-bedroom home offers a comfortable, cosy nest for those looking for sweet simplicity, oodles of natural light, and an opportunity to accentuate their own personality and flair!

With some recent upgrades enhancing the home's comfort level and contemporary style, you'll discover a light, airy interior boasting restful decor, featuring: expansive windows; a sleek wee kitchen; semi-separate dining; comfy lounge; separate loo; bathroom with wet-floor shower; separate laundry; and three double-sized bedrooms. In addition, a roomy, sun-filled conservatory beckons you to relax with your morning cuppa, your evening vino, kick back with a book, play with the kids, dry your washing, watch the world go by...

Two heat pumps ensure winter warmth throughout, whilst summer sun streams through those big windows bringing natural heat and joy.



**For Sale**  
Set Sale

**View**  
[ljhooker.co.nz/Y9AGES](http://ljhooker.co.nz/Y9AGES)

**Contact**  
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**LJ Hooker Masterton**  
**(06) 378 8666**  
McHattie Realty Ltd MREINZ

At 90 square metres (recorded), this is not quite a mansion... but for one, or two, or a small family, or some close friends looking to buy together, this is a delightful prospect that will be sure to please.

Outside, fresh paint adds to the appeal, on both the house and large single garage (with adjoining utility shed and covered patio). The 623m2 section is currently just so easycare with nicely maintained lawn and shrubs, offering continued simplicity... or an opportunity for landscaping innovations!

Nestled serenely within fabulous proximity to the vibrant Kuripuni Village, (within an appreciated cul-de-sac with little through traffic!), the home has been cherished by one family for over two decades. It now becomes available for new owners to enjoy, just as much. Please, talk to Tira soon! Don't miss this opportunity to invest in Sweet, Sunny, Simple Kuripuni Style!

Deadline Sale 2.00pm Thursday 29th August 2024 (unless sold prior)

## More About this Property

|   |                    |
|---|--------------------|
| <b>Property ID</b>                            | Y9AGES             |
| <b>Property Type</b>                          | House              |
| <b>House Size</b>                             | 90 m <sup>2</sup>  |
| <b>Land Area</b>                              | 623 m <sup>2</sup> |
| <b>Licensed Real Estate Agents (REAA2008)</b> |                    |

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