



## Masterton, 42 Oak Street

### BESPOKE STYLE, ECLECTIC RETRO FLAIR!

Purposefully built for the current owners in the 1970's, with maximum comfort, convenience, space and light at the forefront of their minds... THIS home has more extras and quirks for your family than you can count!!

This is NOT your run-of-the-mill family 'box'. Here you'll find 170sqm recorded floor area (including tandem garage and carport), thoughtfully designed to complement a family lifestyle. Tweak it and rearrange it to fit YOUR needs, but in the meantime, you'll greatly appreciate:

- Lower maintenance construction... The clean lines of brick-and-tile beauty!!
- A STAND OUT Rimu-paneled entranceway/carport!!
- Double glazing AND good insulation!! Yep not usually found in a home of this era. And with the warm glow of a freestanding Jotul wood burner (on wetback!!)
- Expansive windows throughout, and sliding doors outside from living and master bedroom
- SPACIOUSNESS, from semi-open-plan living to the three large bedrooms... there is a



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**For Sale**  
Set Sale

**View**  
[l.jhooker.co.nz/YAHGES](http://l.jhooker.co.nz/YAHGES)

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generosity here which may provide space for your own ideas?

-Central kitchen hub: compact, functional, social!

-Separate tiled BATH room! (check out the Roman-styled tiled soaking bath!) Separate tiled SHOWER room! Separate tiled TOILET room! (The ultimate family convenience!)

-An abundance of storage options! Even a floored ceiling cavity above the carport, with lighting!

-Large separate laundry, with twin tubs!

-10 solar panels to assist with power costs!

-A tank to collect water from the roof... perfect for your summer needs!

-And a true, family-sized yard, complete with vegie beds, sweeping lawns, pretty gardens established trees, and garden shed.

Situated at the end of a cul-de-sac, just two doors from a pastoral rural aspect, adds a countrified sense of serenity, yet is moments from shops, schools, and a wee bit further to town.

This one-of-a-kind, one-owned property, is an exciting proposition for those wanting something spacious and a little different, to make their own. Don't delay!

Deadline Sale: 5th December 2024 (unless sold prior)

## More About this Property

Property ID	YAHGES
Property Type	House
House Size	170 m <sup>2</sup>
Land Area	1010 m <sup>2</sup>
Including	Workshop
Licensed Real Estate Agents (REAA2008)	

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