



11 Moyne Avenue, Milson

Brick Family Home, 220m² of Exciting Potential!

Cherished by its owners for more than 28 years, this generous 220m² (more or less) four-bedroom brick home presents an exciting opportunity for families seeking space, privacy, and future potential in a popular Milson location.

Built in the 1970s and designed with growing families in mind, this large home offers two spacious living areas. The sunny separate lounge is warm and inviting, with large windows that capture natural light and a heat pump for year-round comfort. A second living area provides additional space to relax and unwind, complete with a Rinnai gas heater and sliding door access to the front patio.

The spacious kitchen and dining area offer excellent bench space, a new oven, and views across the front yard from the kitchen sink. The adjoining laundry is conveniently tucked behind a sliding door and presents exciting potential to be transformed into a scullery.

Four generous bedrooms, all featuring built-in wardrobes. The main bedroom enjoys the added convenience of a walk-in wardrobe and a mini ensuite with a second toilet and vanity. The spacious family bathroom includes a shower, bath, and large vanity all complemented

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FOR SALE

Enquiries Over \$639,000

VIEW

Sun 26th Jul @ 1:45PM - 2:15PM

AGENTS

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AGENCY

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 **LJ Hooker**

by a separate toilet, making it ideal for busy households.

Step outside and discover one of the property's standout features. Set on a fully fenced 832m² (more or less) section, the expansive covered concrete patio creates a versatile outdoor living space perfect for year-round entertaining, family gatherings, or a safe play area for children. The private backyard is beautifully established and boasts an impressive collection of fruit trees, including apple, lemon, tangelo, orange, grapefruit, mandarin, and feijoa.

Completing the package is a large double garage, ample off-street parking, and a private setting that provides plenty of room for the whole family to enjoy.

Located in sought-after Milson, you will appreciate the convenience of nearby shops, parks, public transport, Palmerston North Hospital, the airport, and an easy commute to the city centre. The home is zoned for Palmerston North Boys' High School and Ross Intermediate, with St Peter's College and Milson School also close by.

Offering generous family living, established gardens, and plenty of scope to add value and make it your own, this much-loved home is ready for its next chapter.

Contact Angela Martin or Nicole Doidge today to arrange your private viewing, or visit one of our upcoming open homes.

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MORE DETAILS

Property ID	WSEGFB
Property Type	House
House Size	220 m2
Land Area	832 m2
Licensed Real Estate Agents (REAA2008)	

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