



## Oamaru, 10 Derwent Street

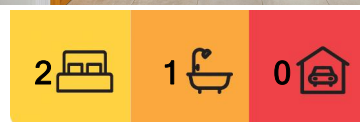
### YOUR DREAM COTTAGE!

This beautiful little cottage has been transformed and had new life breathed into it, so much so that it's unrecognisable!

Sitting on an elevated section, it's a great little house in a handy location, and close to town. This two-bedroom property is ideal for first home buyers, couples, investors, and with the potential to be an Air B&B or holiday home.

The roof has been replaced and most of the weatherboards, and everything internally has been replaced. Heated via heat pump, the cottage has been re-wired and re-plumbed, is fully double glazed with insulation in the ceiling, external walls and underfloor (except in the lounge and kitchen), and there's a deck along the front of the house - a nice wee spot for sitting with your cuppa on a warm day.

The transformation of this cottage has been carried out to a very high standard, and with



**For Sale**

Buyer Enquiry Over \$369,000

**View**

[ljhooker.co.nz/TYDGF3](https://ljhooker.co.nz/TYDGF3)

**Contact**

**Christine Heywood**

021 178 2644

[chrish@ljhoamaru.co.nz](mailto:chrish@ljhoamaru.co.nz)



**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.

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**(03) 434 9014**

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style and flair. The adjacent utility hut (with single glazed windows) has been divided into two spaces, one for the laundry (including a second toilet), the other could be used as a studio/hobby room, extra storage, or whatever you want. To complete the picture there's off-street parking for one vehicle.

This wee gem will be popular, so call me today to view.

For Sale by Deadline Closing on Thursday, 27 June 2024 at 4pm at LJ Hooker, 193 Thames Street, Oamaru (no prior offers).

Buyer Enquiry Over \$369,000

Contact Chris Heywood at 021 178 2644

## More About this Property

Property ID	TYDGF3
Property Type	House
House Size	67 m <sup>2</sup>
Land Area	1012 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

**Christine Heywood 021 178 2644**  
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**LJ Hooker Oamaru (03) 434 9014**  
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