



1A Queens Crescent, Oamaru

## VENDOR DEMANDS SALE




This delightful and sunny three-bedroom home sits on a mostly flat, elevated section, offering a serene setting with mature, well-tended gardens poised to flourish come springtime.

The welcoming entrance conservatory is the perfect space to enjoy the sunshine and acts as a secondary living room connecting you to the central hallway of the spacious and tastefully decorated interior with original character features adding to the unique charm of this lovely home.

The open plan kitchen and dining room are flooded with light from the conservatory and is the entertainment hub of the home. The modern kitchen design incorporates generous storage with pull-out drawers, deep cabinets and extra seating space at the peninsula bench.

The separate living room, with woodburner and heat pump, has a cosy atmosphere and large picture windows allowing all-day sun to stream in. The stunning original tile surround of the fireplace is a real standout feature in this comfortable space.

The three double bedrooms, all with double wardrobes, are located further down the wide hallway that continues on to lead you to the second conservatory, yet another option for a living space, and this

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### FOR SALE

Buyer Enquiry Over \$575,000

### AGENTS

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### AGENCY

LJ Hooker Oamaru  
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 **LJ Hooker**

time with panoramic views out to sea.

The family bathroom has a separate shower, basin, toilet and large storage cupboard. Additionally, a second toilet is located at the end of the walk-through laundry room.

Outside, the fully fenced backyard offers the opportunity to live a sustainable lifestyle with vegetable gardens, a glass house, and an orchard. The two-car basement garage with extra storage and double carport further enhance the functionality of this spacious, sun-drenched home.

Just short drive Oamaru township, and walkable distance to the Oamaru Public Gardens and all the South Hill amenities, this delightful home has wide appeal and should be at the top of your viewing list. Don't delay and call today to make this delightful home your own.

Buyer Enquiry Over \$575,000

Contact Stephen Robertson on 0274 731 112 or Bethany Taane on 027 868 0083

### **MORE DETAILS**

Property ID	VWDGF3
Property Type	House
House Size	175 m2
Land Area	693 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Stephen Robertson 0274 731 112**

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