



40 Severn Street, Oamaru

## CHARACTER, CHARM & CONVENIENCE

Positioned on a beautifully maintained section, this charming character home offers comfort, practicality, and timeless appeal in a convenient location.

Inside, the home retains much of its original character, with high ceilings, generous proportions, and attractive timber features throughout. The separate living room is warmed by a wood burner and heat pump and enjoys seamless flow through to the sunny conservatory, creating an inviting space to relax and enjoy the outlook over the established gardens.

The functional kitchen provides excellent storage and everyday practicality. Two bedrooms offer comfortable accommodation, with the master benefiting from extensive built-in wardrobe storage. Complemented by a well-appointed bathroom a separate laundry and second toilet. An additional feature of this home is the solar heating system, ensuring year round comfort.

Outside, the property truly shines. Established gardens, manicured lawns, a greenhouse, garden shed, and multiple outdoor spaces create a private setting for gardening, entertaining, or simply enjoying

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### FOR SALE

Buyer Enquiry Over \$339,000

### VIEW

Sat 4th Jul @ 11:00AM - 11:30AM

### AGENTS

Stephen Robertson

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### AGENCY

LJ Hooker Oamaru

(03) 434 9014

Robertson Real Estate Limited

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Interested parties must rely solely on their own enquiries.

 LJ Hooker

the sunshine. A standalone garage with workshop space, excellent off-street parking, and easy access add further practicality.

Whether you're looking to downsize, invest, or secure a character home with a beautifully established setting, this property presents an opportunity to enjoy comfortable living with scope to personalise and add value over time.

For Sale By Deadline closing at 4.00pm on Tuesday 28 July at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior)

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Contact Stephen Robertson on 0274 731 112

### **MORE DETAILS**

Property ID                   WFCGF3  
Property Type               House  
House Size                   81 m2  
Land Area                   427 m2  
**Licensed Real Estate Agents (REAA2008)**

**Stephen Robertson 0274 731 112**  
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**LJ Hooker Oamaru (03) 434 9014**  
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