



## Oamaru, 44 Orwell Street

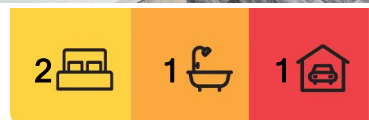
### SUPERB LOCATION, WONDERFUL HOME

Calling first-time homebuyers, savvy investors, and those looking to downsize! This is your chance to secure a wonderfully presented, dependable property!

Step into a home that showcases its history with wide hallways, soaring ceilings, and leadlight windows, while seamlessly integrating recent renovations that modernise, and enhance both style and convenience.

Relax in the separate living area or entertain effortlessly in the spacious open-plan kitchen and dining area, flowing seamlessly into the adjacent laundry room and the foyer, both of which feature direct access to the sunlit backyard - ideal for hosting outdoor celebrations.

The layout of the home thoughtfully separates entertainment areas from the two generously sized double bedrooms, each equipped with built-in wardrobes, ensuring privacy and comfort. Both bedrooms are serviced by the family bathroom and separate



**For Sale**  
Buyer Enquiry Over \$429,000

**View**  
[ljhooker.co.nz/VJCGF3](https://l.jhooker.co.nz/VJCGF3)

**Contact**  
**Stephen Robertson**  
0274 731 112  
[stephenr@ljhoamaru.co.nz](mailto:stephenr@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.

**LJ Hooker Oamaru**  
**(03) 434 9014**  
Robertson Real Estate Limited



toilet.

Year round comfort is easily enjoyed with two fireplaces, a heat pump, wall heaters, and insulation throughout, while the convenient location allows you to enjoy the proximity to all essential amenities, and schools, the adjacent park feels like it is a continuation of your fully fenced backyard.

The property is completed with dual access points providing ample off street parking, while the single car garage offers extra storage space.

This two bedroom property has so much to offer, enquire today to arrange a viewing - you do not want to miss out!

For Sale by Deadline Closing on Tuesday, 04 March 2025 at 4pm at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior).

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Contact Stephen Robertson at 0274 731 112

## More About this Property

Property ID	VJCGF3
Property Type	House
House Size	130 m2
Land Area	640 m2
Licensed Real Estate Agents (REAA2008)	

**Stephen Robertson 0274 731 112**  
Principal / Property Consultant | [stephenr@ljhoamaru.co.nz](mailto:stephenr@ljhoamaru.co.nz)

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