



8 Derwent Street, Oamaru

## BUYING OPPORTUNITY NOT TO BE MISSED!

If you're on the hunt for your first home or a smart investment, this is one you'll want to act on. Neatly presented, featuring new carpet, and full of potential, this well-located two-bedroom home offers easy, comfortable living with plenty of scope to add value over time.

Set on a generous 1012m<sup>2</sup> elevated section close to town, the property enjoys a practical layout and a solid base, with the roof replaced approximately 5-6 years ago. The classic weatherboard home features two well-proportioned bedrooms, a separate living room, sunroom, functional kitchen, bathroom, a second toilet, separate laundry, and a heat pump to keep things warm and comfortable through the cooler months. A single garage completes the offering.

With schools, sports facilities, supermarkets, shops, and everyday amenities all nearby, convenience is assured. This combination of location, land size, and potential will strongly appeal to owner-occupiers and astute investors alike. Opportunities like this are in high demand-secure your interest quickly.

Buyer Enquiry Over \$339,000.

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### FOR SALE

Buyer Enquiry Over \$339,000

### AGENTS

Wayne Fraser  
027 406 8254  
waynef@ljjhoamaru.co.nz

### AGENCY

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

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.



Contact Wayne Fraser on 027 4068 254.

### MORE DETAILS

Property ID VNFGF3  
Property Type House  
House Size 83 m2  
Land Area 1012 m2  
Licensed Real Estate Agents (REAA2008)

**Wayne Fraser 027 406 8254**  
Property Consultant | waynef@ljhoamaru.co.nz

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