



## Oamaru North, 13 Warwick Street

### WOVEN WITH WARMTH ON WARWICK

This beautifully refurbished property presents itself as a modern and spacious family home, offering a fresh contemporary feel throughout.

The open-plan kitchen and dining area are bathed in natural sunlight, seamlessly guiding you to the expansive living room. With three bedrooms, two of which are generously sized and equipped with built-in wardrobes, there's plenty of space for you and yours. Convenience is enhanced with a second toilet and a separate laundry area.

The fully fenced backyard is a fantastic space for children and pets to play freely and enjoy the outdoors at their own pace. Lush gardens enhance the serenity of the outdoors, along with an entertainment deck. For those who enjoy DIY projects, gardening, or simply need additional storage, the tandem garage, attached utility room, and garden shed cater to all your needs. Plus, the double carport provides ample off-street parking for your vehicles.



**For Sale**  
Buyer Enquiry Over \$539,000

**View**  
[ljhooker.co.nz/VBUGF3](https://ljhooker.co.nz/VBUGF3)

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

Situated in a friendly neighbourhood in the North End of Oamaru, this home is ideally located close to essential amenities, schools, parks, and shopping options.

Intentionally designed to meet the needs of modern families, this property is a must-see for anyone looking for their next move.

For Sale by Deadline Closing on Tuesday, 1st October 2024 at 4pm at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior).

Buyer Enquiry Over \$539,000

Contact Stephen Robertson at 0274 731 112

## More About this Property

<b>Property ID</b>	VBUGF3
<b>Property Type</b>	House
<b>House Size</b>	127 m <sup>2</sup>
<b>Land Area</b>	969 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

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

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