



33 Balmoral Street, Oamaru North

FRONT ROW LIVING

Front row to North Otago's largest sports facilities, this two-bedroom home sits in a location that truly supports family life. Positioned close to the new stadium and sports grounds, you can watch sport from the comfort of your lounge, all while being a short walk to schools and the grocery store. Built in the 1960's, this home offers location, convenience, and a view that can't be replicated.

Enter through the front door to be greeted by a hallway that leads through to the north-west facing lounge. This inviting space features a built-in fire with red brick detailing, built-in storage, and uninterrupted views across the North Otago grounds. Carpeted with timber features, it offers the opportunity to add your own touch or enjoy the pastel yellow tones as they are.

The separate kitchen provides plenty of timber cabinetry and drawers, with cooking via an electric stove. Cheerful lemon tones continue here, complemented by easy-care vinyl flooring.

The master bedroom is finished in lavender tones and features a large wardrobe reaching to the ceiling, along with views across the perfectly manicured green fields. The second bedroom is north facing and includes a good-sized wardrobe. The bathroom includes a corner shower, heater, and egg-shell blue tones.

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FOR SALE

Buyer Enquiry Over \$369,000

AGENTS

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AGENCY

LJ Hooker Oamaru
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Robertson Real Estate Limited

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

From the kitchen, you'll find a separate laundry and toilet, conveniently located at the rear entrance near the carport, making grocery trips short and sweet. The property offers plenty of off-street parking, is fully fenced, and provides future potential.

Never feel the need to put Sky on when you can enjoy North Otago youth living their best lives right outside your window, a true front-row seat to the region's largest sporting hub.

Buyer Enquiry Over \$369,000

For Sale by Deadline, closing at 4.00pm on Thursday, 2 April at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior).

Contact Stephen Robertson on 0274 731 112 or Bethany Taane on 0278 680 083

MORE DETAILS

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| Property ID | W8DGF3 |
| Property Type | House |
| House Size | 80 m2 |
| Land Area | 572 m2 |
| Licensed Real Estate Agents (REAA2008) | |

Stephen Robertson 0274 731 112

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Bethany Taane

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