



38 Derwent Street, Oamaru North

## DERWENT STREET DELIGHT!

Prepare to be wowed as you enter this 140m2 brick and roughcast split-level home built in the 1960s. If it's space you require, you'll find it here.

Flowing from the modern kitchen/dining room is a good sized family lounge from which you have a glimpse of the Oamaru township and the sea.

Upstairs, there are three double bedrooms with built-in wardrobes, a family bathroom with a separate toilet.

There's an additional open plan (powered) space/nook in the hallway that could be used as an office, study, children's play area or somewhere to relax with a good book and cup of tea. The choice is yours!

A separate laundry, including a second toilet, is located at the rear of the house. Insulated up and under with a built-in fireplace in the lounge, heat pump and an HRV system.

In the basement, you'll find a utility room that could be used for storage, hobbies or whatever you want, with internal and external access. The single basement garage (not internally accessed) has a

3 1 1

### FOR SALE

Buyer Enquiry Over \$459,000

### VIEW

Sun 12th Oct @ 1:30PM - 2:00PM

### AGENTS

Erin Kingan  
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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.



workbench and storage space, with off-street parking potential in the front yard.

Built on the South side of Derwent Street, this home gets the morning sun before it moves to the rear of the property in the afternoon. Derwent Street is well located for easy access to town, high schools and the CBD.

I'm expecting good interest, so pop along to an open home or call me for a private viewing!

Buyer Enquiry Over \$459,000

Contact Erin Kingan on 021 0234 7401

## MORE DETAILS

Property ID                    W0KGF3  
Property Type                House  
House Size                    140 m2  
Land Area                    1003 m2  
**Licensed Real Estate Agents (REAA2008)**

**Erin Kingan 021 02347401**

Property Consultant | [erink@ljhoamaru.co.nz](mailto:erink@ljhoamaru.co.nz)

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