



9 Clare Street, Oamaru North

## Desirable Location & Family Friendly




This property is a first homeowner or investor's dream, sitting in a desirable area & ready to go, helping you get ahead on the property ladder.

This home not only offers an attractive location but also appealing features that will draw you in. The separate lounge provides more living space, heated by a wood burner, & filled with natural light. A sliding door leads to the north-facing deck. A lifestyle perk for BBQs, relaxing, or enjoying all-day sun.

The kitchen is original, practical space that has been updated and has room for a dining table.

There are 3 similar-sized double bedrooms, with wardrobes in two of the rooms. A separate bathroom and separate toilet keep things practical and tidy. There's also a useful, independent laundry in the garage.

This home is ideal for busy household, the section includes a fully fenced area, perfect for young families seeking a safe space. It sits only a 2-minute walk to takeaways & shops, an 11-minute walk to North End New World, & a 20-30-minute walk to all three Oamaru high schools & nearby primary schools.

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### FOR SALE

Buyer Enquiry Over \$399,000

### AGENTS

Stephen Robertson  
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### 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.



#### Other Additions

- Insulation in walls & ceilings
- Aluminium joinery
- Plaster exterior & iron roof
- Assisted by double glazing
- Freshly painted exterior
- Off-street parking + single garage

9 Clare Street is a 90m<sup>2</sup>; home on a 943m<sup>2</sup>; section & has been a low-maintenance private rental for 11 years. Now it could be your family-friendly, set-&-forget property. It has provided its owners with predictable, manageable returns, and now they're ready to hand over the opportunity to you, whether your first home or an investment. Feel the same pride the last owners did, and the satisfaction of making a smart, secure purchase.

Contact Stephen Robertson on 0274 731 112 or Bethany Taane 027 868 0083

#### MORE DETAILS

Property ID                   W4DGF3  
Property Type               House  
House Size                   90 m<sup>2</sup>  
Land Area                    943 m<sup>2</sup>  
**Licensed Real Estate Agents (REAA2008)**

#### Stephen Robertson 0274 731 112

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#### Bethany Taane

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