



30 Matamau Street, Palmerston North

Modernised, Double Glazed, Central & Studio!

If you're looking for a beautifully presented home where the major work has already been taken care of, this one deserves to be high on your viewing list.

Centrally located and zoned for sought-after schooling, this solid three-bedroom home has been tastefully modernised throughout. With new carpet, recently painted interior and exterior, rewire, double glazing and a separate studio, much of the hard work has already been done.

The home has a clean, fresh feel from the moment you walk in. The modern kitchen offers good storage and ample bench space, with doors opening onto the covered deck. Complete with roll-up blinds and an outdoor heater, it's a great space to enjoy throughout the seasons.

Accommodation includes three double bedrooms, all with wardrobe space, along with a separate lounge featuring its own heat pump and doors opening directly onto the front deck.

The bathroom has been updated with a new shower and toilet, while

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FOR SALE

Enquiries Over \$599,000

VIEW

Sun 18th Oct @ 2:15PM - 2:45PM

AGENTS

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AGENCY

LJ Hooker Palmerston North

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Manawatu (1994) Ltd

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Interested parties must rely solely on their own enquiries.



full insulation and a SmartVent system add to the home's year-round comfort. A separate laundry adds further practicality.

The modern, double-glazed studio is a seriously useful addition. Purpose built and fully insulated, it provides excellent flexibility and plenty of options whether you need a home office, creative space, teenager's retreat or somewhere for guests.

Outside, the fully fenced and gated 367m² (more or less) section is easy-care and well set up, with raised garden beds, new plantings, ample off-street parking and two separate decking areas extending your outdoor living.

The location is another major drawcard, with Palmerston North Hospital, public transport and the city centre all within easy reach. The home is also zoned for Palmerston North Boys' High School, Russell Street School and Ross Intermediate.

With the major work already completed, modern upgrades throughout and the added flexibility of a separate studio, this is a home that offers an easy move-in-and-enjoy opportunity in a superb central location.

The home is healthy homes certified and has a current rental appraisal of \$630-\$660 p/week. A builders report, LIM, wiring certificate, and council documentation is available upon request once viewing.

Call Angela Martin or Nicole Doidge today to arrange your private viewing, or come along to one of our open homes.

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MORE DETAILS

Property ID	WTHGFB
Property Type	House
House Size	95 m2
Land Area	367 m2
Licensed Real Estate Agents (REAA2008)	

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