



## Palmerston North, 31 Lombard Street

### Central - Incredible Buying!

Perfectly positioned in a central location on Lombard Street, this well-presented home offers a short and easy commute to the CBD. Featuring a blend of modern comfort and character charm, you'll love the separate front lounge with its beautiful decorative plaster ceiling, while the open-plan kitchen and dining area provide a welcoming space for family living.

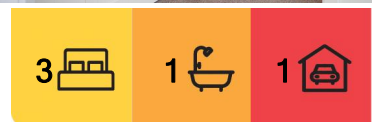
Stay comfortable year-round with a heat pump, gas heater, and a DVS ventilation system. Gas Infinity hot water ensures efficiency. Healthy Homes certificate of compliance available.

The layout includes three generous double bedrooms, a separate laundry with an additional toilet room. Upgraded bathroom consist of shower over bath, vanity and toilet.

Outside, enjoy a single garage, good off-street parking, and a low-maintenance section.



**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.



**For Sale**  
Enquiries Over \$529,000

**View**  
[ljhooker.co.nz/WKAGFB](http://ljhooker.co.nz/WKAGFB)

**Contact**  
**Jeannie Boswell**  
027 445 3048  
[jeannie@jeannieboswell.co.nz](mailto:jeannie@jeannieboswell.co.nz)

**LJ Hooker Palmerston North**  
**(06) 358 9009**  
Manawatu (1994) Ltd

This property ticks all the boxes for convenient, comfortable living in a sought-after location.

Call Jeannie Boswell to view on 027 445 3048

## More About this Property

<b>Property ID</b>	WKAGFB
<b>Property Type</b>	House
<b>House Size</b>	114 m2
<b>Land Area</b>	515 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Jeannie Boswell 027 445 3048**

Marketing Consultant | [jeannie@jeannieboswell.co.nz](mailto:jeannie@jeannieboswell.co.nz)

**LJ Hooker Palmerston North (06) 358 9009**

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