



## Palmerston North, 3A Carlton Avenue

### Sophisticated Lockup and Leave

Redefining timeless luxury this two level townhouse raises the bar for effortless family living.

Harmonious light-filled spaces unfold with this thoughtful and well considered design to ensure fantastic family enjoyment.

Hospitality and functionality combine with sophisticated style in the open plan heart of the home. The chefs kitchen will delight with crisp lines and easy flow, offering seamless alfresco hosting.

The children can unwind in the media room while you entertain in the louvre covered courtyard with extensive decking and perfectly positioned to enjoy the twilight sunshine.

Five bedrooms are on offer with the primary bedroom downstairs accompanied by a



**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.

5

2

2

**For Sale**

Enquiries Over \$1,099,000

**View**

[ljhooker.co.nz/W3RGFB](https://ljhooker.co.nz/W3RGFB)

**Contact**

**Jamie Madigan**

027 446 1149

[jamie.madigan@ljhookerpn.co.nz](mailto:jamie.madigan@ljhookerpn.co.nz)

**LJ Hooker Palmerston North**

**(06) 358 9009**

Manawatu (1994) Ltd

custom fitted walk in robe and tiled "luxe spa" ensuite.

Nearby is the fifth bedroom or the ideal study, for those who work from home. The kids are spoilt for choice on the upper floor with three oversized double bedrooms and dedicated large family tiled bathroom.

Additionally this home offers a powder room for guests, separate custom designed laundry and double internal garage with remote entry.

Zoned for Palmerston North Boys High School and Russell Street School,(both within walking distance) and only minutes to the city center.

Surrounded by established homes in one of the hospital areas most coveted streets, this townhouse is a must see! Call Jamie today on 0274461149.

## More About this Property

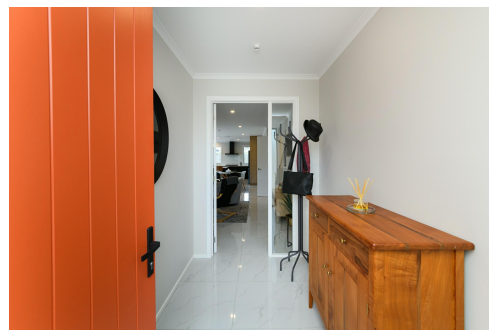
<b>Property ID</b>	W3RGFB
<b>Property Type</b>	House
<b>House Size</b>	246 m <sup>2</sup>
<b>Land Area</b>	610 m <sup>2</sup>
<b>Including</b>	Toilets (1)
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Jamie Madigan 027 446 1149**

Associate Manager & Residential Marketing Consultant |  
jamie.madigan@ljhookerpnn.co.nz

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

Manawatu (1994) Ltd  
219 Broadway Avenue, PALMERSTON NORTH 4414  
palmerstonnorth.ljhooker.co.nz | reception@ljhookerpnn.co.nz



**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.

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