



## Palmerston North, 52 Bourke Street

### Villa with Modern Comfort - City Escape Awaits!

Step into a beautiful character villa that blends timeless charm with modern convenience - all within walking distance of the city! This is the perfect opportunity for first-home buyers looking to secure a home with history, warmth, and a touch of magic.

Inside, you'll be captivated by the rich native wood throughout, high stud ceilings, and large windows filling every room with natural light. The well-sized bedrooms provide plenty of space, while the new carpet and full rewiring ensure comfort and peace of mind. The kitchen offers excellent storage and stunning native wood features, making it the heart of the home.

Step outside and be greeted by a garden bursting with life. Your very own edible oasis awaits, with figs, olives, a grapevine, and greenhouse - perfect for those who love fresh, homegrown produce. There is even a henhouse - collect your own eggs daily. The secluded deck is the ultimate retreat, where you can unwind and soak in the tranquility of



**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 \$465,000

**View**  
Sun 9th Mar @ 2:00PM - 2:30PM

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

your private green haven.

With the city, shops, and schools just a short walk away, you can leave the car at home and enjoy the best of urban convenience while still feeling worlds away.

This property sits in a proposed medium density residential zone allowing strong consideration for future development.

Don't miss this rare chance to own your own magical escape in the city! This price range is selling fast so be quick to view.

Make the move with Milly. Call today to arrange a viewing or view at an Open Home.

## More About this Property

<b>Property ID</b>	WFCGFB
<b>Property Type</b>	House
<b>House Size</b>	87 m <sup>2</sup>
<b>Land Area</b>	405 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Milly Pivac 027 359 1820**

Marketing Consultant | milly.pivac@ljhookerpn.co.nz

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