

## Palmerston North, 6 Alan Street

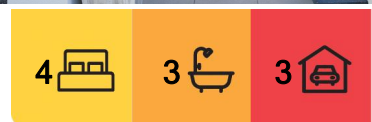
### Executive Central Family Living

RV \$1,150,000

2008 Code Compliance - constructed from quality steel-reinforced concrete "Hebel Panel" Masonry with cavity system. Double glazed. Multi faceted living, designed for family living at its very best.

Enjoy the flexibility of a spacious separate lounge, a dedicated dining area, and an additional family room upstairs to give the children space & privacy. Living opens to a stunning, sunny courtyard with cosy outdoor gas fire & engineered archgola to complete your relaxation time - whatever the weather.

The open-plan kitchen is the heart of the home, featuring granite benchtops, gas cooktop, double oven, double DishDrawer dishwasher, and ample storage.



**For Sale**  
By Negotiation

**View**  
[ljhooker.co.nz/WH4GFB](http://ljhooke.co.nz/WH4GFB)

**Contact**  
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**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**  
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Four generous double bedrooms all offer wardrobe storage. The master suite includes a walk-in wardrobe and private ensuite for added comfort.

A separate study provides the ideal space for remote work, homework, or a quiet retreat.

This home is warm and cosy year-round with in-slab central heating, gas heating, double glazing, and underfloor heating in all bathrooms. LED lighting throughout the home enhances energy efficiency while creating a bright atmosphere.

Exceptional convenience with a triple + garaging, overhead storage, and a garden shed - plenty of room for everyone.

Situated on a beautiful tree-lined street, just a short stroll to the CBD and a quick drive to the hospital and airport. Zoned for sought-after schools including PN Boys High, Freyberg High, and Ross Intermediate.

Don't miss this opportunity! Call Jeannie Boswell now to view on 027 445 3048

## More About this Property

Property ID	WH4GFB
Property Type	House
House Size	316 m2
Land Area	756 m2
Licensed Real Estate Agents (REAA2008)	

**Jeannie Boswell 027 445 3048**  
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