



355 Ridge Road, Paremoremo

UNIQUELY YOURS IN COATESVILLE

Your privacy is assured as you enter the tree lined driveway that leads to the enchanting estate that is on offer.

Exuding the charm & character of its era, this 1920's bungalow (originally from Grey Lynn) is unique to the Coatesville-Paremoremo area. Stylishly renovated throughout, the 3 bedroom 3 bathroom main house shows views to Rangitoto from the expansive rear deck which also overlooks the inground heated pool.

An additional income stream is presented by the separate 3 bedroom, 2 bathroom & double garaged self contained minor house with its own separate entry and private grounds, (and which is currently tenanted). Across the substantial parking area from the main house there is a large self contained studio/living space (and bedroom) above another double garage which has proved ideal accommodation for extended family and working from home scenarios. Ample storage abounds.

The 5 acres (2 hectares) of easy care land offers opportunity for future subdivision subject to Council approval.

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FOR SALE

Price by negotiation

VIEW

By Appointment

AGENTS

Glenis Claydon
021 1763 725
gclaydon.ponsonby@ljhooker.co.nz

AGENCY

LJ Hooker Ponsonby
(09) 376 7530
Ponsonby Estate Agents Limited

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**

Centrally situated 10 mins from Albany or Silverdale, in excellent school zones and with private schools Kristin & Pinehurst close by, the easy access to motorway links ensures convenience for all.

Please call for an information pack.

AUCTION onsite 28 March 1 pm

MORE DETAILS

Property ID D07GUK
Property Type Lifestyle
Land Area 2 hectare
Licensed Real Estate Agents (REAA2008)

Glenis Claydon 021 1763 725

Salesperson | gclaydon.ponsonby@ljhooker.co.nz

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