

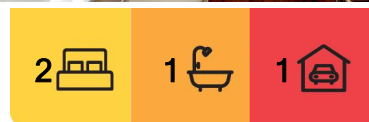
Parkside, 22 Memorial Avenue

Cosy Cottage Charm

This charming two-bedroom cottage is new to the market for the first time in 18 years. During that time, it has been the much-loved home of a retiree, a professional couple, a young and growing family and now a valued tenant keen to stay. It offers opportunities for new owners at every life stage!

Built in 1915, the cottage is in tidy condition, and features character elements such as leadlight and sash windows and ornamental fireplaces. There are two double bedrooms, one with a built in wardrobe, an open living area with a skylight and heat pump, and updated kitchen and bathroom. The main rooms are carpeted, with tiled kitchen and bathroom, and polished wooden flooring in the hallway. Ceiling and underfloor insulation is in place. Painted in neutral colours throughout, the cottage's size makes personal updates easy and affordable.

The cottage sits on a fully-fenced 506m2 section with carport, veranda, brick-paved



For Sale
Enquiries Over \$359,000

View
ljhooker.co.nz/1584GTA

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courtyard, two garden sheds, and a built-in vegetable garden.

Conveniently located, the cottage is a short, flat walk to the local botanic gardens, coastal walkway, convenience store and hospital. The nearest supermarket and primary school are just a 10-minute walk away.

The property will be vacant for new owners in mid-January, or there is the option to offer to continue a rental arrangement with the current tenant following sale.

Disclaimer:

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More About this Property

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|---------------|--------------------|
| Property ID | 1584GTA |
| Property Type | House |
| House Size | 80 m ² |
| Land Area | 506 m ² |

Licensed Real Estate Agents (REAA2008)

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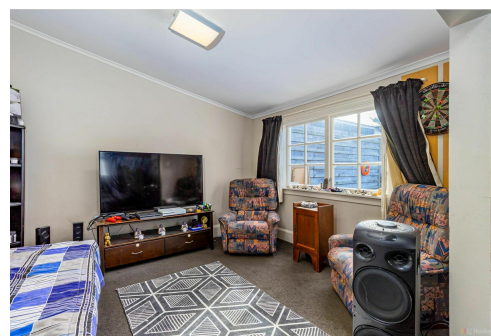
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