



14 George Street, Pleasant Point

## Sun, Space and Work From Home

Set on a generous 1,012m<sup>2</sup> section, this welcoming and solid Pleasant Point property offers the perfect balance of space, comfort, and opportunity. Step inside to find three double bedrooms and two bathrooms, including a master with ensuite. The semi-open living flows through to a light-filled conservatory - a sun-soaked retreat perfect for morning coffee, relaxing afternoons, or watching the kids play outside. Stay cosy year round with a heat pump and HRV system. A modern kitchen and spacious dining area make family living a breeze, while the internal access double garage provides secure parking and extra storage with the additional bonus of an additional work room that has been used as a hobbies room and previously a salon. Outdoors, the expansive section offers room for pets and children to enjoy plus, the bonus of garden sheds for your tools.

Whether you're searching for a family home, or an investment with long-term appeal, this Pleasant Point property delivers, secure your chance to call this home yours!

### Features:

- Brick

3  2  2 

### FOR SALE

Enquiries Over \$565,000

### AGENTS

Ben Groundwater  
027 415 6405  
ben@ljhtimaru.co.nz

Joelle Snook  
027 844 5432  
joelle@ljhtimaru.co.nz

### AGENCY

LJ Hooker Timaru  
(03) 688 3029  
Enting Real Estate 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.



- Three double bedrooms
- Internal access double garage
- Two bathrooms
- Heat pump
- HRV system
- Two garden sheds
- Conservatory
- Hobbies room/home workspace

**Disclaimer:**

This information has been supplied by the owners and Corelogic. LJ Hooker Timaru, Geraldine and Waimate are merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information. All intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law, we do not accept any responsibility to any part for the accuracy or use of the information herein. Enting Real Estate Limited Licensed (REAA 2008).

**MORE DETAILS**

Property ID                    15MRGTA  
 Property Type                House  
 House Size                    190 m2  
 Land Area                     1011 m2  
**Licensed Real Estate Agents (REAA2008)**

**Ben Groundwater 027 415 6405**  
 Property Consultant | [ben@ljhtimaru.co.nz](mailto:ben@ljhtimaru.co.nz)  
**Joelle Snook 027 844 5432**  
 Property Consultant | [joelle@ljhtimaru.co.nz](mailto:joelle@ljhtimaru.co.nz)

**LJ Hooker Timaru (03) 688 3029**  
 Enting Real Estate Limited  
 51 Church Street, TIMARU 7910  
[timaru.ljhooker.co.nz](http://timaru.ljhooker.co.nz) | [timaru@ljhooker.co.nz](mailto:timaru@ljhooker.co.nz)

