



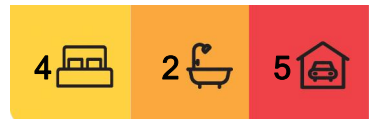
## Pokeno, 2 Walter Rodgers Road

Selling due to medical issues!

Due to an unforeseen medical emergency, vendors must downsize and relocate. Vendors are unable to continue to maintain such a large spacious home and property.

This fully renovated home is available for a new owner. It features four double bedrooms, one of which is a master suite complete with an ensuite bathroom and a walk-in closet. The outdoor area spans 876m<sup>2</sup>, providing space for children and pets, as well as a deck and a patio outfitted with a pizza oven for outdoor fun. This property is ideal for both quiet evenings and social gatherings.

Upon entry, you are greeted by a meticulously designed kitchen that serves as the central hub of the home. Showcasing elegant granite benchtops, premium cabinetry, and abundant storage options, this kitchen is perfectly suited for culinary enthusiasts and family get-togethers.



**For Sale**  
Offers over \$899,000

**View**  
Sat 22nd Mar @ 3:00PM - 3:30PM

**Contact**  
**Vicky Ward**  
021 170 1180  
vicky@ljhsouth.co.nz



**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 Pokeno**  
**09 298 4000**  
Southern Suburbs Realty Ltd



This property ensures year-round comfort with two efficient heat pumps, a gas fireplace, and a central ventilation system. It combines style, functionality, and comfort, making it perfect for busy families. Triple-glazed windows along the road frontage to minimise noise and enhance tranquility.

## FEATURES

- Expansive 876m2 section with space for kids and pets
- Generous decking and patio with a pizza oven for entertaining
- Stylish kitchen with granite benchtops, quality cabinetry, and ample storage
- Comfort assured with 2 heat pumps, gas fireplace, and central ventilation system
- Triple-glazed windows on the road frontage for peace and quiet
- Fully alarmed for security
- Gas heating and cooking
- Double garage, outdoor garden shed, and separate laundry room
- Elegant wooden shutters throughout

The property is zoned for Pokeno Primary School, which is only a 15 minute walk away. Additionally, there are four nearby daycares and easy access to popular walking tracks. The home is also conveniently located near various amenities, including a supermarket, hairdressers, a dentist, mechanics, takeaways and eateries, doggy daycare, and all motorway onramps within a 5 minute drive.

This is a rare find for families seeking a blend of style, functionality, and convenience. Don't miss the chance to call this exceptional property your new home. Contact Vicky Ward at 021 170 1180 today for more information or to book a private viewing.



## More About this Property

<b>Property ID</b>	68J16
<b>Property Type</b>	House
<b>House Size</b>	154 m <sup>2</sup>
<b>Land Area</b>	876 m <sup>2</sup>
<b>Including</b>	Ensuite

**Licensed Real Estate Agents (REAA2008)**

**Vicky Ward 021 170 1180**

Licensed Salesperson | vicky@ljhsouth.co.nz

**LJ Hooker Pokeno 09 298 4000**

Southern Suburbs Realty Ltd  
1/319 Great South Road, PAPA KURA NZ  
pokeno.ljhooker.co.nz |



Floor Plan Created By Customer App. Measurements Deemed Highly Reliable But Not Guaranteed.



**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 Pokeno**  
**09 298 4000**  
Southern Suburbs Realty Ltd