



## Roslyn, 140 Rangiora Avenue

### Solid Brick Gem - Modernised Delight!

This is a prime opportunity you won't want to miss! This beautifully presented, solid brick home is sure to impress! Set on a private 678m<sup>2</sup> (more or less) section, this delightful property is packed with modern comforts, and offers an inviting retreat for first home buyers or smart investment opportunity.

Step inside to a warm and inviting interior, where fresh, modern décor blends effortlessly with stunning rimu flooring. The gorgeous modern kitchen is a true highlight, complete with an island bay and quality appliances, flowing seamlessly into the sun-filled living area, perfect for everyday living.

Year-round comfort is assured with underfloor and ceiling insulation, a large heat pump, a Smart Vent system, infrared heating panels, gas infinity hot water, and fully Healthy Homes compliance.

Two good size double bedrooms, a modern bathroom, along with a separate laundry further adds to the appeal.

Outside, enjoy the privacy of the established section, complete with mature fruit trees and

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#### For Sale

Enquiries Over \$459,000

#### View

[ljhooker.co.nz/WF0GFB](https://ljhooker.co.nz/WF0GFB)

#### 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.

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plenty of room for kids and pets to play. Along with a storage shed, glasshouse, single garage, plus ample off-street parking. Conveniently located close to Memorial Park, Vogel Street shops, parks, public transport, Freyberg School and a short drive to Terrace End and Central city.

With current reliable tenants keen to stay, this is also an excellent rental opportunity!

Homes like this don't last long! Act fast to secure this solid gem!

Current tenants are paying \$500 per week.

## More About this Property

Property ID	WF0GFB
Property Type	House
House Size	80 m2
Land Area	678 m2
Licensed Real Estate Agents (REAA2008)	

**Angela Martin 027 739 3370**

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