



## Roslyn, 182 Vogel Street

### Charming first home or Savvy Investment!

This charming 1940s gem is the perfect opportunity for first home buyers or investors looking to add value. With its smart street appeal and solid bones, there's plenty of potential to make it your own.

Step inside and you will enjoy a lovely homely feel, and a layout that is beautifully positioned for sun, featuring a cosy separate lounge with gas heating. The kitchen and bathroom are functional as is, but offer exciting scope for future upgrades.

Both bedrooms include built-in wardrobes, and there's a separate laundry for added convenience.

Set on a generous, section, the backyard is ideal for children, pets, or creating your dream outdoor space. The exterior has been repainted, and the property includes, garden shed, single-plus garaging along with ample off-street parking.

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**For Sale**

Enquiries Over \$455,000

**View**

[ljhooker.co.nz/WHCGFB](http://ljhooker.co.nz/WHCGFB)

**Contact**

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**(06) 358 9009**

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In popular Roslyn, handy to Memorial Park, Vogel Street shops, Bunnings, local schools including Freyberg and Ross Intermediate, parks, and public transport. It's also just a short drive to Terrace End and the central city.

Packed with potential and positioned in a handy location, this is an exciting opportunity you won't want to miss!

## More About this Property

Property ID	WHCGFB
Property Type	House
House Size	78 m2
Land Area	560 m2
Licensed Real Estate Agents (REAA2008)	

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