



## Roslyn, 25 Puriri Terrace

PRIME HOSPITAL LOCATION - ADD VALUE

For the first time in over 50 years, this much-loved 1940s home is ready for its next chapter. Situated in a prime location just minutes from the hospital, this treasure exudes warmth, character, and timeless charm. With solid bones and original features, it's an excellent choice for savvy buyers looking to add value.

Set on a generous 741m<sup>2</sup> (more or less) section with established gardens, the property offers ample space for outdoor living. Gardening enthusiasts will appreciate the glasshouse, room for a vegetable patch, and two separate garages with a workshop/utility room. There's also plenty of off-street parking.

Inside, the home features three double bedrooms, each with built-in wardrobes. Two sun-soaked conservatories, including one at the front with a street outlook, provide the perfect spot to unwind. The cosy living room flows seamlessly into a spacious dining area, warmed by a heat pump and gas heater. The tidy kitchen offers plenty of cupboard space, and the home includes a functional bathroom, along with the convenience of a separate laundry. Located in a sought-after hospital hot spot! Close to Vautier Park, cafes, and schools, this



**For Sale**  
Enquiries over \$539,000

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is a rare opportunity to secure a cherished home with room for improvements and endless potential.

## More About this Property

<b>Property ID</b>	WBXGFB
<b>Property Type</b>	House
<b>House Size</b>	124 m <sup>2</sup>
<b>Land Area</b>	741 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Angela Martin 027 739 3370**

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