



## Roslyn, 30A Alfred Street

### Modern Comfort with Double Glazing

Discover modern living in this well presented three-bedroom home, tucked away on a private rear section.

Step into the spacious open-plan living area, where sliding and bi-folding doors lead seamlessly to a sunny, expansive deck-ideal for entertaining or relaxing. Stay cosy year-round with a heat pump in the living space.

The kitchen features generous bench space and good storage. A bi-fold window opens out to the deck, letting you stay connected with your guests or family while preparing meals.

Each of the three bedrooms offers built-in wardrobes, while the primary bedroom boasts a walk-in wardrobe and ensuite with a shower, vanity, and toilet.

A separate laundry and Infinity gas hot water.



**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.



**For Sale**  
Enquiries Over \$699,000

**View**  
[ljhooker.co.nz/WDEGFB](http://ljhooker.co.nz/WDEGFB)

**Contact**  
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**LJ Hooker Palmerston North**  
**(06) 358 9009**  
Manawatu (1994) Ltd

Separate double garaging. A fully fenced section, complete with driveway gates, is ideal for kids and pets to enjoy.

Situated close to Memorial Park, Terrace End shops, and just a short drive to the Hospital and CBD, this modern, low-maintenance property offers comfort and convenience.

Don't miss out-this home is a must-see!

Call Jeannie Boswell now on 027 445 3048.

## More About this Property

<b>Property ID</b>	WDEGFB
<b>Property Type</b>	House
<b>House Size</b>	111 m <sup>2</sup>
<b>Land Area</b>	461 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

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