



Roslyn, 31 Puriri Terrace

Charming & Double Glazed - Walk to the Hospital!

Step into a truly special home where timeless Art Deco charm meets modern convenience. This beautifully maintained two-bedroom home is fully double-glazed, offering a warm and cosy atmosphere, perfect for downsizers or those seeking easy-care living. Its Healthy Homes compliant making it a smart choice for investors or an ideal Airbnb, with the hospital just a short stroll away.

Inside, the open-plan living area exudes apartment-style appeal, with a sleek modern kitchen that comes equipped with a new hob, dish drawer, fridge freezer, and a convenient inbuilt washing machine dryer, all ready for you to enjoy. Both generously sized bedrooms feature built-in wardrobes, ensuring plenty of storage.

Comfort is assured year-round with a heat pump, HRV system, full insulation (including the walls), and a gas infinity system for endless hot water.



For Sale
Enquiries Over \$549,000

View
[ljhooker.co.nz/WBAGFB](https://www.ljhooker.co.nz/WBAGFB)

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Outside, the large deck is perfect for summer entertaining, while the fully-fenced section offers security for kids or pets. For the green-thumbed, raised veggie gardens add an extra touch of outdoor enjoyment.

In a prime location, minutes from the hospital, close to local shops, cafés, public transport, Freyberg School, and the local pool, with easy access to the city centre, this home has it all. Don't miss your chance to secure this charming and low-maintenance property!

More About this Property

Property ID	WBAGFB
Property Type	House
House Size	67 m ²
Land Area	279 m ²
Licensed Real Estate Agents (REAA2008)	

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