



Roslyn, 46 Clyde Crescent

Flip it or Call it home. Priced to Sell.

This cute ex-state house has solid bones - much of the hard work has been done but there is more for the next owner to complete. Holding appeal to those looking for an entry level step on the property ladder or a quick flip - you have an opportunity here to buy from my motivated vendors.

Enjoy open plan kitchen and living, which is both functional and spacious with large living room windows. A woodburner and heat pump provide comfort as we head into the colder months.

Three bedrooms, bathroom, separate laundry, large garage plus a huge fully fenced section ensures there is plenty of space outside for both the kids, pets and extra parking space.

Enjoy a short walk to Roslyn School and zoned for Ross Intermediate, Freyberg and



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.

3

1

1

For Sale

Enquiries Over \$395,000

View

ljhooker.co.nz/WJYGFB

Contact

Milly Pivac

027 359 1820

milly.pivac@ljhookerpn.co.nz

LJ Hooker Palmerston North

(06) 358 9009

Manawatu (1994) Ltd

Cornerstone Christian School - you have options here. Conveniently close to the Roslyn shopping centre and a short drive to PN Hospital and Terrace End shops.

This really is a great opportunity for you to flip it or call it home. The tenant has just been given 90 days' notice (tenancy ends 05/09) but would love to stay on - currently rented at \$580 per week.

Make the move with Milly

More About this Property

Property ID	WJYGFB
Property Type	House
House Size	92 m2
Land Area	601 m2
Licensed Real Estate Agents (REAA2008)	

Milly Pivac 027 359 1820
Marketing Consultant | milly.pivac@ljhookerpn.co.nz

LJ Hooker Palmerston North (06) 358 9009
Manawatu (1994) Ltd
219 Broadway Avenue, PALMERSTON NORTH 4414
palmerstonnorth.ljhooker.co.nz | reception@ljhookerpn.co.nz



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.

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