



46 Clyde Crescent, Roslyn

## 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 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

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### FOR SALE

Enquiries Over \$395,000

### AGENTS

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

### AGENCY

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

would love to stay on - currently rented at \$580 per week.

Make the move with Milly

### MORE DETAILS

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

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