



## Roslyn, 70 Rangiora Avenue

Check this out for value - Priced to sell!

First home buyers and savvy investors this is a must view!

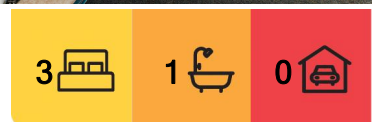
This solid 1940s home is set on an easy-care section with mostly new fencing. The interior has been refreshed with neutral paint and tidy floor coverings, creating a welcoming atmosphere. The separate living room is perfectly positioned for sun and enhanced by a log burner. The combined dining and kitchen area still has room to further add your personal touch.

This home features three bedrooms, a main bathroom with a shower over the bath, a separate toilet and separate laundry room. Set on an easy-care section with excellent off-street parking space for two or more cars.

Located conveniently near local shops, public transport, Terrace End, the hospital, and just a short drive to the central city.



**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 \$399,000

**View**  
[l.jhooker.co.nz/W8DGFB](https://l.jhooker.co.nz/W8DGFB)

**Contact**  
**Angela Martin**  
027 739 3370  
[angela.martin@l.jhookerpn.co.nz](mailto:angela.martin@l.jhookerpn.co.nz)

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

For those looking for an affordable first home or a smart investment option, this gem is an excellent choice and priced to sell!

Call Angela at 0277393370 to view or see you at the open home.

## More About this Property

<b>Property ID</b>	W8DGFB
<b>Property Type</b>	House
<b>House Size</b>	92 m <sup>2</sup>
<b>Land Area</b>	317 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Angela Martin 027 739 3370**

Residential & Lifestyle Sales Specialist | [angela.martin@ljhookerpn.co.nz](mailto:angela.martin@ljhookerpn.co.nz)

**LJ Hooker Palmerston North (06) 358 9009**

Manawatu (1994) Ltd

219 Broadway Avenue, PALMERSTON NORTH 4414

[palmerstonnorth.ljhooker.co.nz](http://palmerstonnorth.ljhooker.co.nz) | [reception@ljhookerpn.co.nz](mailto:reception@ljhookerpn.co.nz)



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