



## South Hill, 12 Mersey Street

### EXCEPTIONAL VALUE! DESIRABLE LOCATION!

Sleepout 3D Tour Link: <https://my.matterport.com/show/?m=LJymb6DJBDL>

Exceptional value! Desirable location! This Fenwick school zoned two bedroom property plus two room sleep out will certainly be a hit for first home buyers and investors!

Designed for easy maintenance allowing more time for living, the home consists of an open plan kitchen, dining, and living area, 2 double bedrooms with built in robes, a family bathroom, and separate toilet. Experience year round comfort ensured by the cozy woodsman freestanding fire, heat pump, and both ceiling and underfloor insulation.

The sleepout with two rooms will certainly be a hit, will it be the ultimate man cave? A teenagers retreat? Or an office/study? The options really are endless!

Situated on an 809m2 section with convenience seen both inside and out, this property is



**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**

Buyer Enquiry Over \$359,000

**View**

By Appointment

**Contact**

**Stephen Robertson**

0274 731 112

[stephenr@ljoamaru.co.nz](mailto:stephenr@ljoamaru.co.nz)

**LJ Hooker Oamaru**

**(03) 434 9014**

Robertson Real Estate Limited

completed by the double garage and carport for extra storage needs, and a low maintenance section. The property's appeal is amplified by the South Hill location and its proximity to all essential amenities, and the Oamaru township.

If you are searching for exceptional value in a desirable location, you need to add this property to the top of your list!

Buyer Enquiry Over \$359,000

Contact Stephen Robertson at 0274 731 112

## More About this Property

Property ID	VJAGF3
Property Type	House
House Size	80 m2
Land Area	809 m2
Licensed Real Estate Agents (REAA2008)	

**Stephen Robertson 0274 731 112**  
Principal / Property Consultant | [stephenr@ljhoamaru.co.nz](mailto:stephenr@ljhoamaru.co.nz)

**LJ Hooker Oamaru (03) 434 9014**  
Robertson Real Estate Limited  
193 Thames Street, OAMARU 9400  
[oamaru.ljhooker.co.nz](http://oamaru.ljhooker.co.nz) | [info@ljhoamaru.co.nz](mailto:info@ljhoamaru.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 Oamaru**  
**(03) 434 9014**  
Robertson Real Estate Limited