



## South Hill, 23 Leven Street

### LOOKING FOR LOTS OF SPACE?

You really need to step inside this property to appreciate what it has to offer. Built in the 1980s this 360m2 home benefits from a spacious and modern open plan kitchen/dining/living room from which flows a very large lounge - the perfect "hub" for family and friends.

Glass sliding doors separate the two areas, but you have the option to leave the doors open to create a seamless flow from one room to the other. Step through another set of glass sliding doors off the lounge onto a deck and extend your living space even more.

There are three good sized double bedrooms, all with built-in wardrobes, a potential office/nursery which is currently used as a sewing room, a large modern family bathroom (with shower and bath), and a separate toilet.

As you enter through the back door there's a spacious separate laundry to your left. The



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**For Sale**

Buyer Enquiry Over \$699,000

**View**

[ljhooker.co.nz/VMRGF3](http://ljhooker.co.nz/VMRGF3)

**Contact**

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**LJ Hooker Oamaru**

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Robertson Real Estate Limited



internally accessed - and very large - basement garage, is certain to impress! Not only does it have room for up to four vehicles, but there are four utility rooms (two large and two smaller). One of the large rooms is currently used as a workshop, the other as a hobby space.

Last but not least, there's a second toilet and wash basin in the basement. With insulation in the ceiling and walls, there are three heat pumps and a gas fire to provide you with year-round comfort, as well as an HRV system. Single glazed.

The gardens surrounding the property are elevated and private with a patio area for BBQs, and it is fully fenced. Leven Street is in the popular South Hill, where views of the Kakanui Ranges are visible.

Zoned for Fenwick Primary School and close to the supermarket and other South Hill amenities, the tennis courts, bowling and croquet clubs are also nearby.

This property is very tidily presented but with room to make your own mark, so don't miss an opportunity to create your own memories in a home that is ideal for growing families - call me today to arrange a private viewing, or pop along to an open home!

Contact Erin Kingan at 021 0234 7401

Buyer Enquiry Over \$699,000

## More About this Property

Property ID	VMRGF3
Property Type	House
House Size	360 m2
Land Area	663 m2
Licensed Real Estate Agents (REAA2008)	

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