



## South Hill, 2A Avon Street

### UNDENIABLY IDYLLIC WITH AMAZING VIEWS & PRIVACY

This 1940's home, that exudes natural charm, has an undeniably idyllic outlook over the town, hills, harbour and out to sea, is situated on a secluded and private 1,019m2 section, with meandering paths through mature gardens.

Inside, enjoy a practical layout, with an open plan modern kitchen/dining room with breakfast bar, that flows through to the living room, kept cosy or cool by a woodburner and heat pump, and access through sliding doors to the sunroom/conservatory.

Furthermore, there are three bedrooms, a family sized bathroom with separate shower and soaker tub, the bonus of a second toilet, easy drive on access to the carport and great basement storage.

The sunroom/conservatory off the living room is the "piece de resistance" and faces the



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#### For Sale

Buyer Enquiry Over \$630,000

#### View

By Appointment

#### Contact

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**LJ Hooker Oamaru**

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expansive coastline view, the perfect spot to while away the day watching the boats in the harbour or the ever-changing weather patterns over the mountains and sea, and enjoys dual access to the outdoor living spaces, one of which is a balcony that extends around two sides and across the entire length of the front the house.

There is ample opportunity to update and enhance this property and will be money well spent with the location considered to be in the dress circle of Oamaru.

Act quickly, as this unique property will be highly sought after!

Buyer Enquiry Over \$630,000

Contact Stephen Robertson 0274 731 112 or Sheryl Heta 0274 145 256

## More About this Property

<b>Property ID</b>	VEMGF3
<b>Property Type</b>	House
<b>House Size</b>	110 m2
<b>Land Area</b>	1019 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

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