



South Hill, 33 Selwyn Street

SPACE, OUTLOOK & OPPORTUNITY!

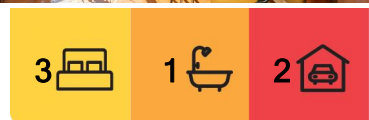
Built in the 1950s, this 161m2 solid roughcast home features three generous double bedrooms, all with built-in wardrobes. It's a very practical home with seamless flow from the kitchen through to the dining room, from which flows a family sized lounge separated by glass doors which can be left open or shut, depending on need.

The kitchen and the dining room overlook the very picturesque, beautifully planted, much loved and well established back garden - which includes two garden sheds, a glass house and tunnel house for those who enjoy growing things, a patio area for summer BBQs, and a good sized lawn for kids to play on.

Looking through the lounge window there's an uninterrupted but distant view of the coast and Kakanui, which you also see when walking out the front gate. This home has a family sized bathroom that includes a bath, shower and separate toilet. Separate laundry. Large basement garaging for additional storage space, as well as off street parking.



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 \$439,000

View
[ljhooker.co.nz/TGEGF3](https://l.jhooker.co.nz/TGEGF3)

Contact
Erin Kingan
021 02347401
erink@l.jhoamaru.co.nz

LJ Hooker Oamaru
(03) 434 9014
Robertson Real Estate Limited

As this property is located at the "no exit" end of the street, there's "overflow" parking on the street when/if required, which is an added bonus. Insulated in the ceiling and heated via a large wood burner in the lounge, this home benefits from having an HRV system, and is single glazed.

Zoned for Fenwick Primary School, a supermarket and other South Hill amenities are nearby. The Victorian Precinct and CBD are a 5 minute drive away. Given Selwyn Street's elevated position on the South Hill, this property benefits from good light throughout the day, and when the sun is shining it pours into the kitchen, dining and lounge rooms.

Tidily presented, but with room to make your own mark. Don't miss a great opportunity - pop along to an open home or give me a call to arrange a private viewing - you won't be disappointed!

For Sale by Deadline Closing on Wednesday, 11 June 2025, at 4pm at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior).

Buyer Enquiry Over \$439,000

Contact Erin Kingan at 021 0234 7401

More About this Property

Property ID	TGEGF3
Property Type	House
House Size	161 m2
Land Area	847 m2
Licensed Real Estate Agents (REAA2008)	

Erin Kingan 021 02347401
Property Consultant | erink@ljhoamaru.co.nz

LJ Hooker Oamaru (03) 434 9014
Robertson Real Estate Limited
193 Thames Street, OAMARU 9400
oamaru.ljhooker.co.nz | info@ljhoamaru.co.nz



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