



## South Hill, 33 Selwyn Street

### SPACE, OUTLOOK & OPPORTUNITY!

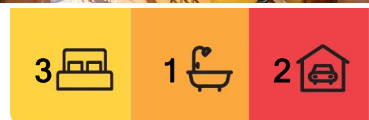
Built in the 1950s, this 161m2 solid roughcast home features three generous double bedrooms, all with built-in wardrobes. It's a very practical home with seamless flow from the kitchen through to the dining room, from which flows a family sized lounge separated by glass doors which can be left open or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

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

**Erin Kingan 021 02347401**  
Property Consultant | [erink@ljhoamaru.co.nz](mailto:erink@ljhoamaru.co.nz)

**LJ Hooker Oamaru (03) 434 9014**  
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