



## South Hill, 36 Avon Street

### READY AND WAITING!

This is a golden opportunity for those looking for a spacious home in a good location. Location is key, and Avon Street is popular, given its elevated position on the South Hill and close proximity to amenities, the Victorian Precinct and harbour, CBD, and sports grounds - with Fenwick Primary School not far away.

36 Avon Street is a North facing, attractive and well-maintained red brick property built in the early 1950s, nestled on a 506m<sup>2</sup> easy-care section.

Sun flows into the updated open plan kitchen/dining room with the benefit of additional space flowing from this area for "sunroom" furniture if desired.

In fact, this additional space has multi-use potential - it could be used as a play area for kids, or as a home office, for example. A door separates the kitchen from a good-sized lounge - a room that has also been utilised as a third bedroom by past owners.



**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.

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**For Sale**  
Buyer Enquiry Over \$499,500

**View**  
Sun 14th Sep @ 11:00AM - 11:30AM

**Contact**  
**Erin Kingan**  
021 02347401  
erink@ljoamaru.co.nz

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

The upstairs bathroom is modern (shower and toilet combined) and in the basement there's a second bathroom with shower and toilet, along with a good-sized utility room, separate laundry, work bench and space for one vehicle.

Single glazed, insulated up and under, two heat pumps, a wood fire and HRV - all the modern comforts. Some original features have been retained by previous owners, keeping its 1950s character intact.

This appealing home is presented with a blank canvas, giving its new owners an opportunity to create their own dream home. I'm expecting good interest, so call me today for a private viewing, or pop along to an open home!

For Sale by Deadline Closing on Wednesday, 15 October at 4pm at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior).

Buyer Enquiry Over \$499,500

Contact Erin Kingan at 021 0234 7401

## More About this Property

Property ID	VZ2GF3
Property Type	House
House Size	120 m2
Land Area	506 m2
Licensed Real Estate Agents (REAA2008)	

**Erin Kingan 021 02347401**  
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