






40 Mersey Street, South Hill

ELEGANT CHARM MEETS MODERN COMFORT!

Some homes just have that special feeling the moment you step inside - and this beautifully presented three-bedroom bungalow is no exception. Set on a spacious 1012sqm section, it blends the timeless charm of a character home with the comfort and convenience of modern upgrades, creating a property you'll be proud to call your own.

The current owner has clearly invested significant care and attention, with over 95% double glazing, insulated exterior walls-including inside the master bedroom and bathroom-a full exterior repaint completed in 2024, and recent rewiring to provide added peace of mind. Inside, a tasteful and attractive colour palette complements the home's character, creating a warm and inviting atmosphere throughout.

The thoughtfully designed layout features three generously sized double bedrooms, offering ample space for family, guests, or a home office. The stylish bathroom is conveniently located at the end of the hallway, ensuring easy access while maintaining privacy. At the heart of the home is a kitchen equipped with quality fixtures and fittings, blending style with functionality. This space flows seamlessly into a welcoming open-plan living area, perfect for family gatherings and entertaining. Adjacent to this is a bright sunroom, flooded with natural

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FOR SALE

Buyer Enquiry Over \$699,000

AGENTS

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 **LJ Hooker**

light-ideal for enjoying morning coffee or relaxing in the sunshine.

Comfort is assured year-round with two heat pumps, a cosy woodfire, and an HRV ventilation system that keeps the air fresh and dry. An external utility room, currently configured as a fourth bedroom, is complemented by an adjoining space featuring a laundry, second toilet, and shower. This versatile area is perfect for hosting guests, providing teenagers with their own space, or accommodating extended family.

A fantastic North-East facing deck extends the living space outdoors, perfectly positioned to capture the sun from morning until evening. It's an ideal spot for entertaining friends and family, enjoying BBQs, or simply relaxing with a good book. Meanwhile, the peaceful, well-maintained garden and backyard provide a tranquil retreat to unwind and soak in the serenity.

Additional highlights include a single garage, garden shed, and woodshed for extra storage and convenience. The location is equally attractive, with Fenwick School, kindergartens, Awamoa Park, local shops, and the supermarket all just a short distance away.

Warm, tidy, and brimming with genuine wow factor, this home offers quality living in a prime location. I warmly invite you to arrange a viewing and discover firsthand why this property is sure to capture your heart.

Don't miss out on this exceptional opportunity-homes of this calibre, nestled in such a quiet and private setting, are truly rare. Contact me today to schedule your viewing and take the first step toward your next chapter!

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Contact Wayne Fraser at 027 406 8254

MORE DETAILS

Property ID	VXTGF3
Property Type	House
House Size	125 m2
Land Area	1012 m2

Licensed Real Estate Agents (REAA2008)

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