



64 Perth Street, South Hill

## SOUTH HILL - RENOVATED & READY

Everything is in place. Updated inside and out, elevated in style, and positioned close to schools, café, and town. Move in and enjoy what's already been done.

A lovely sunroom entrance welcomes you in, generous hallway leads through to a separate living room, heated by a beautiful original open fire, with timber feature shelving ideal for displaying your prized pieces. The interior is modern, with a natural feel. Comfort is taken care of, with one heat pump in the hallway and another in the kitchen/dining. A security system adds an extra layer of peace of mind.

The kitchen features a large timber benchtop, with great cabinetry, double glazing (in the living & kitchen), plus space for dining or a second living area. Well insulated, and equipped with a cooktop, oven, rangehood, and dishwasher, nothing amiss.

All bedrooms are north facing, bringing in natural light throughout the day. The second bedroom offers a comfortable feel and is a double-sized room, while the master provides generous storage and convenient access to the main bathroom.

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### FOR SALE

Buyer Enquiry Over \$439,000

### VIEW

Sun 3rd May @ 12:00PM - 12:30PM

### AGENTS

Sheryl Heta  
027 414 5256  
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Bethany Taane  
bethany@ljoamaru.co.nz

### AGENCY

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

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Interested parties must rely solely on their own enquiries.



The bathroom has been updated, offering a well thought-out space with a shower, toilet, basin, heater, and heated towel rail, supported by gas hot water.

An added secondary toilet and separate laundry, with convenient double access to the backyard. There is plenty of off-street parking right to the front door, along with single garaging with street access. The almost private, flat backyard is framed by hedging and established cacti, adding character.

The hard work is done. All that's left is to step in and enjoy.

Buyer Enquiry Over \$439,000

For Sale by Deadline closing at 4.00pm on Wednesday, 6th May at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior).

Contact Sheryl Heta 0274 145 256 or Bethany Taane 0278 680 083

## MORE DETAILS

Property ID	W9TGF3
Property Type	House
House Size	115 m2
Land Area	921 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Sheryl Heta 027 414 5256

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### Bethany Taane

Property Consultant | bethany@ljoamaru.co.nz

### LJ Hooker Oamaru (03) 434 9014

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