



33 Manchester Street, Takaro

## Standout Opportunity with Big section!

This solid three bedroom home offers an exciting opportunity for first-home buyers, savvy investors, or those with an eye for future development. Positioned on a large 789m<sup>2</sup> (more or less) section with potential for subdivision (subject to PNCC approval), the possibilities here are wide open.

Step inside to discover a freshly painted, modern interior featuring brand-new carpet and brand new lino. The sun-soaked living area is both spacious and inviting, complete with a log burner for cosy winter days, plus a heat pump and HRV system to keep you comfortable year-round.

The tidy kitchen offers ample storage and bench space, flowing effortlessly into the dining area and out to a massive decking! perfect for entertaining.

The practical layout includes three bedrooms and a tidy family bathroom with a bathtub and separate laundry room. Outdoors, the expansive fully fenced backyard is sure to impress! And is ideal for children and pets.

Additional features include double garaging and plenty of off-street parking. Conveniently located close to shops, local amenities, and just a short drive to the city centre. Zoned for excellent schools, including Palmerston North Intermediate, Central Normal, and Palmerston

3 1 2

### FOR SALE

Offers Over \$499,000

### AGENTS

Angela Martin

027 739 3370

angela.martin@ljhookerpn.co.nz

### AGENCY

LJ Hooker Palmerston North

(06) 358 9009

Manawatu (1994) Ltd

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.

**LJ Hooker**

North Boys' High School.  
Whether you're looking to move in, rent out, or plan for future potential, this standout property is not to be missed.

## MORE DETAILS

Property ID WJ7GFB  
Property Type House  
House Size 98 m2  
Land Area 789 m2  
**Licensed Real Estate Agents (REAA2008)**

### Angela Martin 027 739 3370

Residential & Lifestyle Sales Specialist |  
[angela.martin@ljhookerpn.co.nz](mailto:angela.martin@ljhookerpn.co.nz)

### LJ Hooker Palmerston North (06) 358 9009

Manawatu (1994) Ltd  
131 Queen Street, PALMERSTON NORTH 4414  
[palmerstonnorth.ljhooker.co.nz](mailto:palmerstonnorth.ljhooker.co.nz) | [reception@ljhookerpn.co.nz](mailto:reception@ljhookerpn.co.nz)

