



## Takaro, 7 Aberdeen Avenue

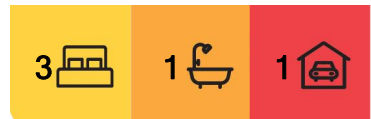
Packed with Potential - Developer's Dream!

This corner section property is brimming with opportunity and ready for your vision! Whether you're looking to renovate, redevelop, or explore subdivision potential (subject to due diligence with PNCC), this is your chance!

Nestled on a generous corner site of approximately 733m<sup>2</sup>, this 3-bedroom home is bursting with potential. It's packed with features just waiting to be enhanced, offering exceptional value for the savvy buyer!

The kitchen boasts good storage and a stainless-steel bench, while the open-plan living area flows outdoors through French doors!

The bathroom includes a shower, bath, and vanity, complemented by a dual-access toilet for practicality. Plus, a separate laundry room with outdoor access.



**For Sale**  
Enquiries Over \$449,000

**View**  
Sun 19th Jan @ 1:30PM - 2:00PM

**Contact**  
**Jeannie Boswell**  
027 445 3048  
jeannie@jeannieboswell.co.nz



**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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**(06) 358 9009**  
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Adding to its appeal, this property features an internal access garage and a standalone single garage - plenty of space!

This gem is located within the highly sought-after zoning for PNBHS and PNINS, making it a prime spot for families or investors.

Don't miss this incredible opportunity to put your personal stamp on a property with so much untapped potential. Unlock the future - come and see for yourself today!

Call Jeannie Boswell now to view 027 445 3048

## More About this Property

<b>Property ID</b>	WCHGFB
<b>Property Type</b>	House
<b>House Size</b>	140 m <sup>2</sup>
<b>Land Area</b>	733 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Jeannie Boswell 027 445 3048**  
Marketing Consultant | [jeannie@jeannieboswell.co.nz](mailto:jeannie@jeannieboswell.co.nz)

**LJ Hooker Palmerston North (06) 358 9009**  
Manawatu (1994) Ltd  
219 Broadway Avenue, PALMERSTON NORTH 4414  
[palmerstonnorth.ljhooker.co.nz](mailto:palmerstonnorth.ljhooker.co.nz) | [reception@ljhookerpn.co.nz](mailto:reception@ljhookerpn.co.nz)



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