



## Takaro, 7 Aberdeen Avenue

### Corner-Section - Packed With Potential!

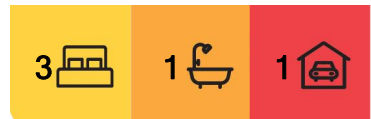
This property presents a fantastic opportunity for renovation or redevelopment, with possible subdivision potential (subject to purchaser due diligence with PNCC).

Situated on a corner site of approximately 733m<sup>2</sup>, this 3-bedroom home offers a range of features ready to be enhanced.

The kitchen provides good storage & stainless-steel bench, while the open-plan living area connects to the outdoors through French doors.

Bathroom equipped with a shower, bath, and vanity, with a dual access toilet room. A separate laundry room includes direct outdoor access for added convenience.

Additional benefits include an internal access garage plus a standalone single garage. With only one previous owner, this property is located within the sought-after zoning for



**For Sale**  
Deadline Sale 11/12/2024 (Unless Sold Prior)

**View**  
Sun 24th Nov @ 3:30PM - 4:00PM

**Contact**  
**Jeannie Boswell**  
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jeannie@jeannieboswell.co.nz



**LJ Hooker Palmerston North**  
**(06) 358 9009**  
Manawatu (1994) Ltd

**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.

PNBHS and PNINS.

A great opportunity to add your personal touch and unlock this property's potential.

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**  
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