



59 Studholme Street, Temuka




## Warm and Welcoming

Deadline sale: Enquiries over \$399,000, offers in by 4pm Wednesday 27th May, unless sold prior.

Tucked away on a tidy, easy-care section, this well-presented home is full of charm, character, and practical comfort. Inside, you'll find two generous double bedrooms alongside a sunny single, all serviced by a tidy bathroom with a combined toilet. The open plan kitchen and living area has a warm, homely feel, complete with a classic coal range that adds to the character and charm of this home. Plenty of storage is on offer throughout, plus the bonus of a separate laundry to keep things functional and organised.

Comfort is well and truly covered year-round with a heat pump and a log burner, both updated last year. Adding a modern touch, the heat pump, lighting, and fan are all WiFi-connected and can be controlled via Google - making everyday living that much easier! Step outside and you'll appreciate the low maintenance, flat and fully fenced section, ideal for kids and pets to play safely, while a sunny deck area out the back is the perfect spot for relaxing or entertaining. Garden sheds provide extra storage, keeping everything neat and out of sight.

Full of personality and ready to enjoy, this is a home not to be missed!

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### FOR SALE

Enquiries Over \$379,000

### VIEW

Sat 6th Jun @ 11:15AM - 11:45AM

### AGENTS

Ben Groundwater  
027 415 6405  
ben@ljhtimaru.co.nz

### AGENCY

LJ Hooker Timaru  
(03) 688 3029  
Enting Real Estate Limited

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



**Key features:**

- Open plan
- Deck
- Three bedrooms
- Full fenced
- Wood burner
- Heat pump
- Flat section

**Disclaimer:**

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**MORE DETAILS**

Property ID                    15XGGTA  
Property Type                House  
House Size                    82 m2  
Land Area                    468 m2  
**Licensed Real Estate Agents (REAA2008)**

**Ben Groundwater 027 415 6405**  
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