



199 Grampian Street, Tokoroa

Warm brick home with space and outdoor living

Step into this beautifully maintained three-bedroom, two-bathroom brick home, offering the perfect mix of comfort, privacy, and easy living - in a great location backing onto school grounds.

The open-plan kitchen, dining, and lounge area creates a welcoming hub for family and friends, complete with underfloor heating through the lounge and bedrooms plus a heat pump for year-round comfort.

The master bedroom features its own ensuite and ranch slider opening to the backyard, providing a private retreat and seamless indoor-outdoor connection.

Outside, enjoy two covered tiled entertainment areas - one at the front and one at the back - ideal for BBQs, morning coffee, or relaxing evenings. The section is fully fenced, with gates off the carport to secure the back part of the property, making it perfect for kids and pets.

The grounds are well established with beautiful gardens, a fish pond, raised garden beds, fruit trees, and a garden shed. A single garage with workshop benches adds extra functionality and storage.

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FOR SALE
\$550,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Features:

- 3 double bedrooms
- 2 bathrooms (master with ensuite)
- Master with ranch slider to backyard
- Brick construction
- Underfloor heating (lounge & bedrooms)
- Heat pump
- 2 covered tiled outdoor areas
- Fully fenced with secure gates
- Established gardens, fish pond & fruit trees
- Garden shed & raised beds
- Single garage with workshop benches
- Backs onto school grounds - privacy fencing at rear of property

This home offers the perfect blend of comfort, practicality, and lifestyle - ideal for families, gardeners, or anyone who loves outdoor living.

Take a walk through with the virtual 3D tour of the property and experience the warmth and flow of this lovely home before you visit in person!

Don't miss out - this property is ready for you to make it your home.

MORE DETAILS

Property ID 5AHGFK
Property Type House
House Size 141 m2
Land Area 746 m2
Licensed Real Estate Agents (REAA2008)

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