



## Waiareka Junction, 4B Avoca Drive

### AVOCA AWAITS

This beautifully presented three-bedroom home, thoughtfully designed for easy living and modern comfort, offers a balance, space and functionality and style.

The spacious open-plan living area seamlessly connects the kitchen and dining spaces, ideal for both everyday living and entertaining. Natural light floods the room, creating a warm and welcoming atmosphere.

Enjoy seamless indoor-outdoor flow through sliding doors from the living area, creating the perfect space for both relaxation and entertaining.

The generous master suite, complete with a walk-in robe, offers private access to the shared family bathroom. The two additional double bedrooms each feature double built-in wardrobes.

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#### For Sale

Buyer Enquiry Over \$879,000

#### View

Sat 16th Aug @ 12:00PM - 12:30PM

#### Contact

**Stephen Robertson**

0274 731 112

stephenr@ljhoamaru.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.

**LJ Hooker Oamaru**

**(03) 434 9014**

Robertson Real Estate Limited

The bathroom with an adjacent separate toilet is cleverly designed with dual access from both the master bedroom and the main hallway, providing the perfect balance of privacy and practicality.

The convenient internal laundry offers great storage options, with access outside to the clothesline.

The internally accessed double garage provides secure parking and additional storage space.

On a 600sqm section, with no law to mow, but well maintained shrubbery and planter boxes for the gardeners to enjoy.

This south hill location ensures close proximity to all essential amenities including supermarket, doctors, parks, bowling and croquet clubs, and tennis courts.

Don't miss out on this opportunity, this home is sure to appeal to those seeking a low maintenance property, whether downsizers, retirees or busy professionals looking for "lock-up and leave" convenience.

For Sale by Deadline Closing on Thursday, 25 September at 4pm at LJ Hooker, 193 Thames Street, Oamaru (unless sold prior).

Buyer Enquiry Over \$879,000

Contact Stephen Robertson today on 0274 731 112

## More About this Property

<b>Property ID</b>	VXJGF3
<b>Property Type</b>	House
<b>House Size</b>	186 m2
<b>Land Area</b>	600 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Stephen Robertson 0274 731 112**  
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