




47 Hobbs Street, Waimataitai

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## First Home or Investment Steal!

This sunny three-bedroom home in Waimataitai is ready for its next chapter. With a single garage, one bathroom plus a separate toilet, and two heat pumps, it offers comfortable, low-maintenance living. The spacious living area flows through French doors to a patio and fully fenced backyard - ideal for outdoor entertaining, pets, or letting the kids play safely.

Located just a short stroll from Pak'n Save, Ashbury Park, Caroline Bay, and a range of local amenities, this home combines convenience with a welcoming feel. Whether you're stepping onto the property ladder or looking to grow your investment portfolio (rental appraisal of \$430-\$460 per week), this is a property worth acting on!

### Key Features:

- Three double bedrooms
- Two heat pumps
- Single garage
- Separate toilet
- Fully fenced

### Disclaimer:

This information has been supplied by the owners and Corelogic. LJ Hooker Timaru, Geraldine and Waimate are merely passing over this information as supplied to us. We cannot guarantee its accuracy and

### FOR SALE

Enquiries Over \$339,000

### AGENTS

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

Joelle Snook  
027 844 5432  
joelle@ljhtimaru.co.nz

### AGENCY

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

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 **LJ Hooker**

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## MORE DETAILS

Property ID 15UDGTA  
Property Type House  
House Size 170 m<sup>2</sup>  
Land Area 632 m<sup>2</sup>  
Licensed Real Estate Agents (REAA2008)

### Ben Groundwater 027 415 6405

Property Consultant | [ben@ljhtimaru.co.nz](mailto:ben@ljhtimaru.co.nz)

### Joelle Snook 027 844 5432

Property Consultant | [joelle@ljhtimaru.co.nz](mailto:joelle@ljhtimaru.co.nz)

### LJ Hooker Timaru (03) 688 3029

Enting Real Estate Limited

51 Church Street, TIMARU 7910

[timaru.ljhooker.co.nz](http://timaru.ljhooker.co.nz) | [timaru@ljhooker.co.nz](mailto:timaru@ljhooker.co.nz)

