

## Waimataitai, 48 Luxmoore Road

Luxurious Ensuite + Open Plan Living!!

Perched above the street, this well maintained residence basks in all day sun with great flow from the open-plan living, dining, and kitchen area onto a sprawling deck and generous rear backyard, providing plenty of space for outdoor activities and summer relaxation.

Boasting three double bedrooms, this home offers ample space for family and guests, complete with a spacious master ensuite, perfect for unwinding after a long day.

This property offers a warm and inviting ambiance throughout, with the added comfort of two heat pumps and quality insulation, perfect for the cooler months.

A great first home, family home or investment opportunity!

Contact us to view today!



**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.

**SOLD**

3

2

1

**For Sale**

Enquiries Over \$439,000

**View**

[ljhooke.co.nz/1506GTA](http://ljhooke.co.nz/1506GTA)

**Contact**

**Ben Groundwater**

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**LJ Hooker Timaru**

**(03) 688 3029**

Enting Real Estate Limited



\*Please note some photos were taken before tenant moved in.

#### Features:

- Open plan living
- Two heat pumps and fully insulated
- Sunny elevated section
- Indoor-outdoor flow
- Large established backyard and private deck
- Spacious ensuite and generous family bathroom

#### 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 reliability as we have not checked, audited or reviewed the information. All intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law, we do not accept any responsibility to any part for the accuracy or use of the information herein.

Enting Real Estate Limited Licensed (REAA 2008).

## More About this Property

<b>Property ID</b>	1506GTA
<b>Property Type</b>	House
<b>House Size</b>	110 m <sup>2</sup>
<b>Land Area</b>	716 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

#### Ben Groundwater 027 415 6405

Property Consultant | ben.timaru@ljhooker.co.nz

#### Joelle Snook 027 844 5432

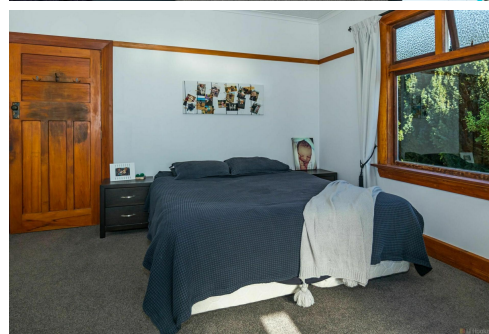
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