



## Waimate, 1 Augustine Street

### Spacious Family Home

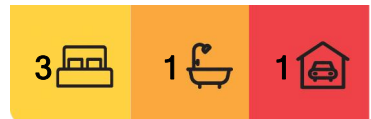
This delightful 1910s villa presents an exceptional opportunity for renovation and restoration. Situated on a 910sqm section with a charming street presence and a handy location close to schools, town, and parks. Featuring three spacious bedrooms, a family-size bathroom, and a good-sized lounge with compliant Woodsman Tarras log-burner and heat pump. The spacious kitchen looks out onto a sunny north-facing backyard that is fully fenced for the safety of your children and pets. Single garage plus off-street parking. This property provides the perfect canvas for those who are seeking a home to enhance and add value, with the work already started, including a new roof and some piles replaced.

#### 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



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**For Sale**  
\$350,000

**View**  
By Appointment

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**LJ Hooker Waimate**  
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Enting Real Estate Limited

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>	7YMGNG
<b>Property Type</b>	House
<b>House Size</b>	120 m <sup>2</sup>
<b>Land Area</b>	910 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

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