



## Waimate, 1 Maude Street

### Character Home with Endless Possibilities

This delightful character home offers space, charm and versatility. Featuring a spacious semi open-plan living area with a heat pump and stunning ornate ceilings, it provides both comfort and style, two double bedrooms and one single. The combined kitchen and dining area offers ample storage, while the bathroom boasts a large corner bath, separate shower and vanity. A separate toilet and laundry add to the convenience.

Insulation in both the roof space and underfloor, hot water on gas, this home ensures year-round comfort. Outdoors, a partially covered deck allows for all-season enjoyment. The property also includes two single garages, a carport, sheds and a standalone room - perfect for an office, hobby space, or guest accommodation.

The grounds feature raised vegetable gardens, and with the potential for subdivision (subject to council approval), this is an opportunity not to be missed!

Don't miss out - contact us today to arrange a viewing!

Disclaimer:



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**For Sale**

Enquiries Over \$395,000

**View**

By Appointment

**Contact**

**Elaine Homer**

021 02393111

ehomer.waimate@ljhooke.co.nz

**LJ Hooker Waimate**

**(03) 689 7974**

Enting Real Estate Limited

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## More About this Property

<b>Property ID</b>	86GGNG
<b>Property Type</b>	House
<b>House Size</b>	125 m2
<b>Land Area</b>	1012 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Elaine Homer 021 02393111**  
Property Consultant | [ehomer.waimate@ljhooker.co.nz](mailto:ehomer.waimate@ljhooker.co.nz)

**LJ Hooker Waimate (03) 689 7974**  
Enting Real Estate Limited  
83 Queen Street, WAIMATE 7924  
[waimate.ljhooker.co.nz](mailto:waimate.ljhooker.co.nz) | [Waimate@ljhooker.co.nz](mailto:Waimate@ljhooker.co.nz)



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