



1 Maude Street, Waimate

## 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:

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

3 1 3

### FOR SALE

Enquiries Over \$375,000

### AGENTS

Elaine Homer  
021 02393111  
ehomer.waimate@ljhooker.co.nz

### AGENCY

LJ Hooker Waimate  
(03) 689 7974  
Enting Real Estate Limited

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.



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 DETAILS

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

**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

74 Queen Street, WAIMATE 7924

[waimate.ljhooker.co.nz](mailto:waimate.ljhooker.co.nz) | [Waimate@ljhooker.co.nz](mailto:Waimate@ljhooker.co.nz)

