



## Waimate, 2 Mill Road

### Spacious Family Home or B&B

This thoughtfully designed home offers space, warmth, and convenience in an ideal location close to town and parks.

Four double bedrooms, one with French doors opening to the rear of the property, perfect for morning coffee.

Options for Living & Dining - Enjoy a well-appointed kitchen with a dinette, a formal dining room, and a spacious formal living area.

Two full bathrooms, one includes an enclosed laundry.

Year-Round Comfort - heat pump, insulation, a built-in log burner for central heating, and gas hot water. Solar panels on the garage roof means cheaper power bills.

Double Garage & Workshop - Auto door for convenience, plus a separate woodshed and a dedicated spa room or office. Raised vegetable beds and a glasshouse for year-round growing. And the home has been previously run as a B&B, so there are plenty of options.

This home combines charm and functionality in a sought-after location. Don't miss your chance to make it yours!

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**For Sale**

Enquiries Over \$520,000

**View**

By Appointment

**Contact**

**Ruth Burke**

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Waimate**

**(03) 689 7974**

Enting Real Estate Limited



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## More About this Property

<b>Property ID</b>	86AGNG
<b>Property Type</b>	House
<b>House Size</b>	181 m2
<b>Land Area</b>	1348 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Ruth Burke 027 280 6352**

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