



## Waimate, 3 Town Belt

### Charming Character Home on the Town Belt

Nestled in a sought-after location, this beautifully presented character home offers an ideal blend of comfort, convenience, and charm. The home exudes character with stunning timber floors, board-and-batten walls, and timeless picture rails throughout.

The open-plan kitchen and dining area, complete with a cozy log burner (not compliant), create the perfect space for entertaining or family gatherings, while the lounge is kept warm by a heat pump.

Featuring two king-size bedrooms, including one with a sunroom and direct access to the inviting lounge, this home is perfect for relaxed living.

Enjoy the convenience of a combined bathroom, a second toilet in the laundry, and ample storage, including a handy store room and hall cupboards.

At the rear, you'll find a fantastic entertaining area, featuring a covered deck and a concrete patio —perfect for alfresco dining or relaxing outdoors. For parking and hobbies, this property offers a double garage, a separate hobbies room, and an older shed. The fenced yard includes a small pond, adding to the serenity of the space. The location is a

3

1

2

**For Sale**

Enquiries Over \$430,000

**View**

[ljhooker.co.nz/840GNG](http://ljhooke.co.nz/840GNG)

**Contact**

**Ruth Burke**

027 280 6352

[ruth@ljhwaimate.co.nz](mailto:ruth@ljhwaimate.co.nz)



**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.

**LJ Hooker Waimate**

**(03) 689 7974**

Enting Real Estate Limited



family's dream —with a playground just across the road and within walking distance to town and primary schools, convenience is at your doorstep. Don't miss out on the opportunity to call this character-filled home your own. 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 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>	840GNG
<b>Property Type</b>	House
<b>House Size</b>	151 m2
<b>Land Area</b>	1012 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Ruth Burke 027 280 6352**

Licensed Branch Manager | [ruth@ljhwaimate.co.nz](mailto:ruth@ljhwaimate.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)



**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.

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