




38 Mill Road, Waimate

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## Fantastic Location and Endless Potential

Situated in a prime location close to town and local parks, this charming home offers comfort, character, and room to add value. The exterior features a recently replaced iron roof, insulation on both top and bottom.

Inside, you'll find one double bedroom and a separate lounge with a compliant log burner that opens to a sunroom - ideal as an office or reading nook.

The combined kitchen and dining area includes a gas hob and an old ornate coal range, adding a touch of vintage appeal. The bathroom features a wet floor shower, toilet, and vanity, and there's a separate laundry conveniently located by the back door, which opens onto a small covered deck positioned perfectly for the sun.

The north-facing backyard is private and peaceful, with a large powered workshop and adjoining storage shed, plus off-street parking.

This property combines a convenient location and excellent potential - perfect for first-home buyers, DIY enthusiasts, or investors.

### Disclaimer:

This information has been supplied by the owners and Corelogic. LJ Hooker Timaru, Geraldine and Waimate are merely passing over this

### FOR SALE

Enquiries Over \$285,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Waimate

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Enting Real Estate Limited

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## MORE DETAILS

Property ID 8CVGNG  
Property Type House  
House Size 70 m2  
Land Area 589 m2  
Licensed Real Estate Agents (REAA2008)

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**TOTAL: 55 m<sup>2</sup>**  
 1st floor: 55 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 16 m<sup>2</sup>, DECK: 5 m<sup>2</sup>, PORCH: 5 m<sup>2</sup>,  
 WALLS: 6 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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