

34 & 34A Somerset Street, Watlington

## It takes two!




Two adjacent three-bedroom homes on separate freehold titles, offering flexibility for investors, extended families, or those looking to live in one and rent the other - fantastic package opportunity!

Nicely positioned to the sun and a view, these could be the remake of apartment style living in Timaru with some flair; or perfectly functional as they are. Three-bedroom homes with very good off-street parking. They're partitioned with fencing between. Sizeable play area, room for a vege garden. The ex-Housing NZ homes were built to last, Rimu timber builds and design not unlike today's townhouses.

How about the extended families - keep it together but in separate homes, how good is that! Having two properties adjacent shouldn't be missed. Do the sums on returns, buying in the \$600K on one home limited rental opportunity, buying two in the same block, extra income. The property is tidy having been painted in recent years. There's some work you could do; this is reflective in pricing.

Good undercover seating areas to the west evening sun for watching the sun set. Schools, Saltwater Creek and Scenic Reserve walks and biking track are nearby. My Way bus route is incredibly handy.

Give me a call for your viewing of tomorrow's investment and your

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### FOR SALE

Negotiation

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Timaru  
(03) 688 3029  
Enting Real Estate Limited

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 **LJ Hooker**

future.

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**MORE DETAILS**

Property ID                    15VVGTA  
Property Type                House  
House Size                    196 m2  
Land Area                    1023 m2  
**Licensed Real Estate Agents (REAA2008)**

**Andrea Clegg 021 115 6403**  
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