



## Wattle Downs, 23 Seaward Place

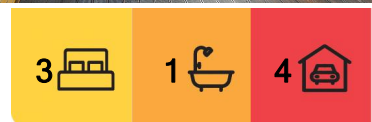
**MUST SELL: DEADLINE LOOMING**

Owner is locked in for the next move and needs to sell.

FAMILIES OR DEVELOPERS ; you simply must view this beautifully presented, solid, brick'n'tile, three bedroom home set on just under the classic ¼ acre dream (1012m2). Fully fenced with stunning manicured gardens it is a perfect setting to enjoy the outdoors.

Parking and storage are a major plus here. Offering big double garaging, a tradies sized workshop plus double carport there's also ample space to park the boat and caravan. Space is not an issue.

Indoors the family sized lounge opens seamlessly to an enclosed sunroom and BBQ area making it perfect for gatherings. What a great place to entertain or simply relax and listen to the local bird life.



**For Sale**  
\$940,000

**View**  
[ljhooker.co.nz/VZHYP](https://ljhooker.co.nz/VZHYP)

**Contact**  
**Steve Reilly**  
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**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 Drury**  
**+64 9 2947500**  
TNB Property Services Limited



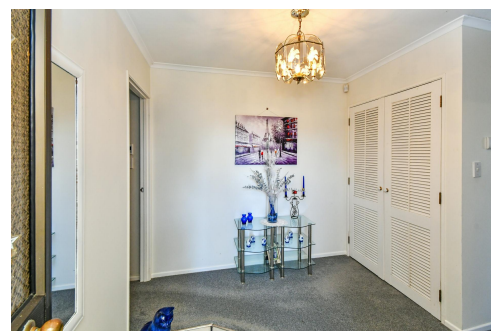
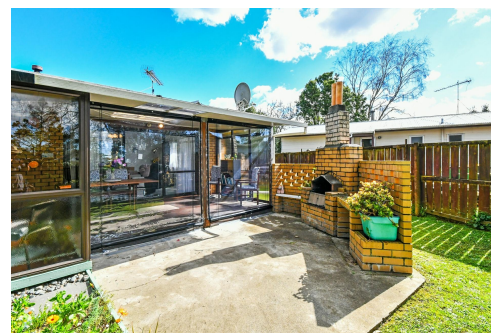
An up to date kitchen is the central hub complete with open formal dining; making life easy and the three generous bedrooms add to the homes appeal.

To polish the prize; your comfort is assured all year round with a heat pump, woodburner (connected with a heat transfer system) and HRV to cover all the seasons.

This is a wonderful home for all the family to enjoy and the whole neighbourhood is one that is highly sought after and loved. Neighbourhood shops, schools, parks, even a local golf course and harbourside lifestyle all contribute to a great community.

This is not to be missed. Call Steve today for a private viewing or pop along to the open home Sunday 1.00 - 1.45pm.

PLEASE NOTE: Specified floor and land area sizes have been obtained from sources such as Property GURU, Auckland Council (LIM) or Title documents. They have not been measured by the Salesperson or LJ Hooker - TNB Property Services Limited . We recommend you seek your own independent legal advice.



## More About this Property

<b>Property ID</b>	VZHYP
<b>Property Type</b>	House
<b>House Size</b>	120 m2
<b>Land Area</b>	985 m2

**Licensed Real Estate Agents (REAA2008)**

**Steve Reilly 021 930 352**

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