



## Wattle Downs, 48 Aberdeen Crescent

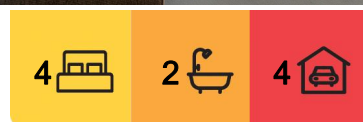
Decided, Packed, Must Go!

A spacious and elegant home perfect for growing families, nestled in the heart of sought-after Wattle Downs.

### SPACE

Welcome to this beautifully maintained four bedroom, two bathroom executive home, proudly offered by the same owner for 20 years. Now ready for its next chapter, this home presents an exceptional opportunity for families looking to upsize or take the next step in their real estate journey.

Step through the front door into an expansive layout offering both formal and informal living areas. The open-plan family, dining, and kitchen zone seamlessly connects to two private patio areas - one thoughtfully covered to ensure year-round outdoor enjoyment. Whether hosting gatherings or enjoying quiet evenings, this space caters to all occasions with ease.



### Auction

Sun 22nd Jun @ 2:00PM

### View

Sat 21st Jun @ 1:00PM - 2:00PM

### Contact

**Kaz Churches**

0272960594

kaz@ljhsouth.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 Southern Partners**  
09 298 4000

Each of the four bedrooms is generously sized, including a master suite complete with an ensuite & WIR. A double internal-access garage ensures convenience and security, all set on a level 575m2 (approx.) section - ideal for families and pets.

## FEATURES

- Land area: 575sqm more or less
- Four spacious bedrooms, including master with ensuite
- Two bathrooms and multiple living zones
- Open-plan kitchen, dining, and family room
- Covered patio area for all-weather entertaining
- Double internal access garage
- Zoned for popular Reremoana Primary School
- Flat, fenced section perfect for kids or pets

## LOCATION

Situated just across from the Reserve and scenic shoreline walkway, this home invites a lifestyle of outdoor leisure. Enjoy morning strolls, bike rides, or simply take in the peaceful setting. Wattle Downs is a well-regarded family friendly community with excellent schooling, easy motorway access and nearby amenities.

## OPPORTUNITY

If you've been waiting for the right Wattle Downs home to make your move - this is it. Ideal for upsizers, cashed-up buyers, or well-positioned first-home buyers. Don't miss out - contact Kaz Churches on 027 296 0594 today for more information or to arrange a private viewing.

On-site Auction - Sunday, 22 June at 2.00pm (unless sold prior)

## More About this Property

<b>Property ID</b>	DYJ19
<b>Property Type</b>	House
<b>House Size</b>	196 m2
<b>Land Area</b>	575 m2
<b>Including</b>	Ensuite

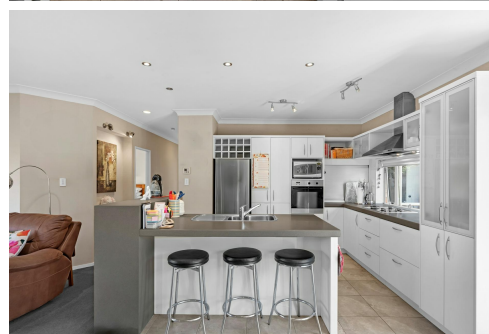
### Kaz Churches 0272960594

Licensed Salesperson | kaz@ljhsouth.co.nz

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