



Wellsford, 50 Rodney Street

PRICE DROP!

The owner is very motivated to sell so you are now getting great value for your money!! It is on a compact 412m2 section and is a spacious home larger than most in town at 140m2 with generous sized rooms offering ample space for comfortable living. It is sited below the road so any road noise is minimal and it is therefore quieter than you would expect. The roof was new a few years back and it was renovated at that time also but it is now in need of a refresh.

There is a spacious entrance way, a good-sized lounge and open plan dining area, and the modern well-appointed kitchen has a laundry cupboard and lots of extra storage cupboards. The three bedrooms are all spacious with room for the drawers, a chair and your extras and the master opens to the back deck for morning coffee. The bathroom is modern and includes a shower over bath and there is a separate toilet. As a bonus there is a small office off the kitchen with access to the back deck which is currently used as an extra bedroom. Downstairs is a basement single garage and work-shop area with great storage options under the house as well plus there is off street parking for 2 or 3 cars as

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For Sale
\$659,000

View
ljhooker.co.nz/F1JHAY

Contact
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well as your boat or trailer.

Located in the heart of Wellsford, this property is conveniently close to all the amenities, the local town center, and schools and with the new Motorway link to the North Shore you have an easy commute for Shore based work. Wellsford is experiencing good capital growth with several subdivisions underway and is therefore considered to be a great place to purchase or invest in. Exceptionally well priced so do not wait and call Roxanne now on 0272714875 or come to my Open Home this Sunday.

NB: As a privacy measure the Photos were taken before the current tenants moved in, and are not meant to mislead you.

More About this Property

Property ID	F1JHAY
Property Type	House
House Size	140 m ²
Land Area	412 m ²
Licensed Real Estate Agents (REAA2008)	

Roxanne Harrison 027 2714875
Salesperson | roxanne.harrison@ljhooker.co.nz

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