



## Wellsford, 7 Hanover Street

A MUST SEE- THIS COULD BE THE ONE!

If you have been looking for your first home or an investment then this could be the one. On offer is a 1960's 3 bedroom weatherboard home offering a sunny and cosy lounge with open fire and a heat pump, a basement work shop and storage area with internal access, a single garage currently used as a games room, a separate laundry, the kitchen is modern with a large pantry and dishwasher and the bathroom has a shower over bath just perfect for the wee ones.

The 819m2 section is family friendly and fully fenced with a covered bbq area, established trees and gardens and multiple off street parking areas. Situated in a quiet no exit street with an easy walk to all the shops, schools and local facilities- this is the perfect property that is exceptionally well priced to add value, or simply enjoy.

Please phone Roxanne on 027 271 4875 to book a viewing - must allow 48 hour's notice with current tenants.

3 

1 

4 

**For Sale**  
\$690,000

**View**  
By Appointment

**Contact**  
**Roxanne Harrison**  
027 2714875  
roxanne.harrison@ljhooker.co.nz

## More About this Property

Property ID	FFCHAY
Property Type	House
House Size	105 m2
Land Area	819 m2
Licensed Real Estate Agents (REAA2008)	

**Roxanne Harrison 027 2714875**

Salesperson | roxanne.harrison@ljhooker.co.nz

**LJ Hooker Warkworth (09) 425 8589**

Tulp & Co Limited

20 Queen Street, WARKWORTH NZ

warkworth.ljhooker.co.nz | tulpandco@ljhooker.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 Warkworth**

**(09) 425 8589**

Tulp & Co Limited