



6 Ngaio Street, West End

## Simply Stunning! Modern Central Living

Built in 2020 by the highly regarded Japac Homes, this immaculately presented three-bedroom, two-bathroom home delivers an exceptional standard of modern living in a private, secure and superbly central location. Tucked away on a quiet rear section behind an electric gate, it offers a rare opportunity in central location.

From the moment you step inside, the quality is evident. The home has been thoughtfully designed with a well-balanced floor plan and high-end finishes. The spacious open-plan living and dining area is perfectly positioned for sun and flows effortlessly to the private outdoor deck, creating a seamless space for both everyday living and entertaining.

The kitchen is a standout, combining style and function with its extra-long benchtop, scullery and sleek modern design, ideal for those who love to cook or host. Three double bedrooms, including a spacious master suite featuring ranch slider access to the outdoors, a walk-in wardrobe and a beautifully appointed ensuite with a fully tiled shower.

Comfort is assured all year round with full double glazing, a heat pump and a gas log fire, while gas infinity hot water and quality

3 2 2

### FOR SALE

Enquiries Over \$809,000

### VIEW

By Appointment

### AGENTS

Angela Martin

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### AGENCY

LJ Hooker Palmerston North

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blackout blinds, add to the home's efficiency and ease of living. The double internal-access garage is complemented by excellent cavity storage and a dedicated laundry area.

Outside, the fully fenced, easy-care section and private decking provide a private low-maintenance outdoor retreat, perfect for relaxing.

Zoned for Palmerston North Intermediate School, close to supermarkets, public transport and central city.

This is a standout opportunity to secure a modern, high-quality home in a sought-after central location, where modern style, security and convenience come together beautifully.

Call Angela today on 027 739 3370 to arrange a viewing!

#### MORE DETAILS

Property ID	WPYGFB
Property Type	House
House Size	162 m <sup>2</sup>
Land Area	434 m <sup>2</sup>
Including	Ensuite

Licensed Real Estate Agents (REAA2008)



#### Angela Martin 027 739 3370

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