



## West End, 96 Ferguson Street

### Fantastic First Home or Investor Opportunity!

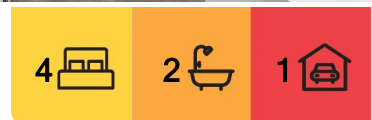
Welcome to this spacious, light and bright character home in the West End! A fantastic find for first home buyers or savvy investors alike!

Step inside to discover four bedrooms and two bathrooms, including one cleverly combined with the laundry for convenience. The home offers great flexibility for families, with a large separate lounge perfect for relaxing, plus an open plan kitchen, dining and living area ideal for entertaining.

The modern kitchen boasts excellent bench space and storage and is complete with electric cooking.

Stay cosy year-round with both a heat pump and a wood burner for warmth and comfort.

Outside, you'll love the fully fenced section with a secure front gate, providing peace of



**For Sale**  
Enquiries Over \$579,000

**View**  
[ljhooke.co.nz/WKTGFB](http://ljhooke.co.nz/WKTGFB)

**Contact**  
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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.

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**(06) 358 9009**  
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mind for kids and pets. There's a single garage, plenty of off-street parking, and an easy-care section that means more time to relax and enjoy.

Located in West End, close to schools, shops and transport - this one ticks a lot of boxes!

Don't miss this affordable opportunity - call now to view!

## More About this Property

<b>Property ID</b>	WKTGFB
<b>Property Type</b>	House
<b>House Size</b>	153 m2
<b>Land Area</b>	457 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Jeannie Boswell 027 445 3048**

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