



1/358 College Street, West End

## Prime Position, Brick Home with Double Garaging!

Positioned in a highly sought-after central location, this beautifully presented four bedroom brick home with double garaging offers an unbeatable address. Just a short stroll to Girls' High and within easy walking distance to the central city, this is a rare find.

The well-designed 195m<sup>2</sup> (more or less) layout provides generous open living that captures excellent sun throughout the day. A large conservatory extends the living space even further, creating the perfect spot to relax or entertain year-round.

The kitchen is both practical and spacious, featuring ample bench space and plenty of storage. Four bedrooms are on offer, including a master complete with a modern ensuite and walk-in wardrobe. The main family bathroom has been recently upgraded, while updated LED lighting throughout the home adds a fresh, modern feel.

Comfort is well catered for with a heat pump, gas heating, HRV ventilation system, and the added security of an alarm system.

Outside, the property continues to impress with a fully fenced, easy-care section. A concrete outdoor entertaining area, combined with

4  2  2 

### FOR SALE

Enquiries Over \$799,000

### VIEW

Sun 12th Apr @ 3:00PM - 3:30PM

### AGENTS

Angela Martin

027 739 3370

angela.martin@ljhookerpn.co.nz

### AGENCY

LJ Hooker Palmerston North

(06) 358 9009

Manawatu (1994) Ltd

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

landscaped gardens, creates an inviting space to enjoy. A new gate enhances both privacy and street appeal.

Double internal access garaging is complemented by additional off-street parking, completing the package.

A smart brick home in a superb central location, zoned for excellent schools, including Palmerston North Intermediate, Girl's and Boy's High Schools, properties like this are always in demand. Call Angela to arrange a viewing or see you at the open home.

## MORE DETAILS

Property ID	WR7GFB
Property Type	House
House Size	195 m2
Land Area	432 m2
Including	Ensuite
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Angela Martin 027 739 3370**

Residential & Lifestyle Sales Specialist |  
angela.martin@ljhookerpn.co.nz

**LJ Hooker Palmerston North (06) 358 9009**

Manawatu (1994) Ltd  
131 Queen Street, PALMERSTON NORTH 4414  
palmerstonnorth.ljhooker.co.nz | reception@ljhookerpn.co.nz

