



## West End, 14 Sherratt Street

### Peaceful Cul-de-Sac Living

Step into 14 Sherratt Street an updated, well-maintained and solid brick home. Featuring three double bedrooms with the bonus of a separate sleepout - a flexible space that can be used as a home office, guest room, or a retreat for teens. The open-plan kitchen and living area are designed with modern living in mind, creating a welcoming space for family gatherings and entertaining friends, while the sunroom provides an extra spot to relax.

Outside you will find a good-sized backyard offering a space for children to play and pets to roam. With a tandem garage and plenty of extra storage space. Nestled in a peaceful cul-de-sac, just a stone's throw from both Timaru Boys High School and Bluestone Primary School, this home is ready for you to move in and make it your own.

Don't miss this fantastic opportunity, call the team today to arrange a viewing!

Features:



**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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**For Sale**

Enquiries Over \$499,000

**View**

[ljhooker.co.nz/15C0GTA](http://ljhooke.co.nz/15C0GTA)

**Contact**

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**LJ Hooker Timaru**

**(03) 688 3029**

Enting Real Estate Limited



- Three bedrooms
- Sleepout
- Sunroom
- Heat pump & fire
- Open-plan
- Tandem garage + storage

Disclaimer:

This information has been supplied by the owners and Corelogic. LJ Hooker Timaru, Geraldine and Waimate are merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information. All intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law, we do not accept any responsibility to any part for the accuracy or use of the information herein. Enting Real Estate Limited Licensed (REAA 2008).

## More About this Property

Property ID	15C0GTA
Property Type	House
House Size	130 m²
Land Area	546 m²
Licensed Real Estate Agents (REAA2008)	

**Ben Groundwater 027 415 6405**

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