

## West End, 19 Raymond Street

### Prime Location & Potential

In a prime location, this charming home is just steps from Timaru Boys' High School and Bluestone School, with Fraser Park nearby and the town's main street within easy walking distance.

Inside, you'll find two generous bedrooms with built-in wardrobes, a modern bathroom, and an open-plan kitchen, and dining area that flows seamlessly to a spacious backyard via sliding doors. A separate lounge adds extra comfort and versatility.

Sitting on a 718m2 section, this property offers exciting subdivision potential (buyers are encouraged to conduct their own due diligence). A single garage with street access and additional off-street parking complete the package.

Don't miss this fantastic opportunity - schedule a viewing today!

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#### For Sale

Enquiries Over \$439,000

#### View

By Appointment

#### Contact

##### Ben Groundwater

027 415 6405

ben.timaru@ljhooker.co.nz

##### Joelle Snook

027 844 5432

joelle.timaru@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 Timaru**

**(03) 688 3029**

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#### Features:

- Gas hot water
- Heatpump
- 718m2 section
- Garage
- Off street parking
- Separate lounge
- Two bedrooms
- Subdivision potential

#### 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

<b>Property ID</b>	15DNGTA
<b>Property Type</b>	House
<b>House Size</b>	100 m2
<b>Land Area</b>	718 m2
<b>Including</b>	Toilets (2)
<b>Licensed Real Estate Agents (REAA2008)</b>	

#### Ben Groundwater 027 415 6405

Property Consultant | [ben.timaru@ljhooker.co.nz](mailto:ben.timaru@ljhooker.co.nz)

#### Joelle Snook 027 844 5432

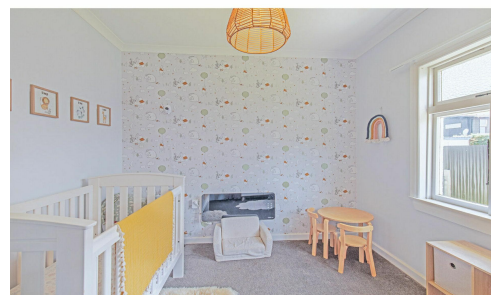
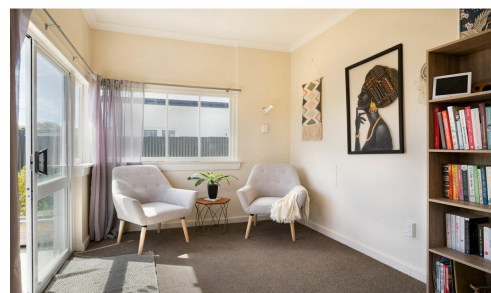
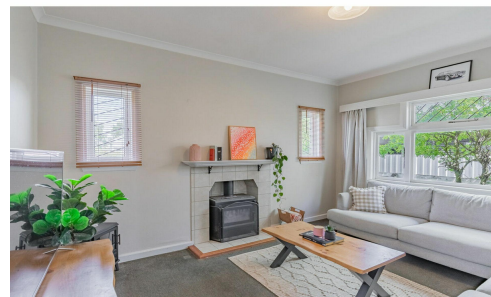
Property Consultant | [joelle.timaru@ljhooker.co.nz](mailto:joelle.timaru@ljhooker.co.nz)

#### LJ Hooker Timaru (03) 688 3029

Enting Real Estate Limited

51 Church Street, TIMARU 7910

[timaru.ljhooker.co.nz](http://timaru.ljhooker.co.nz) | [timaru@ljhooker.co.nz](mailto:timaru@ljhooker.co.nz)



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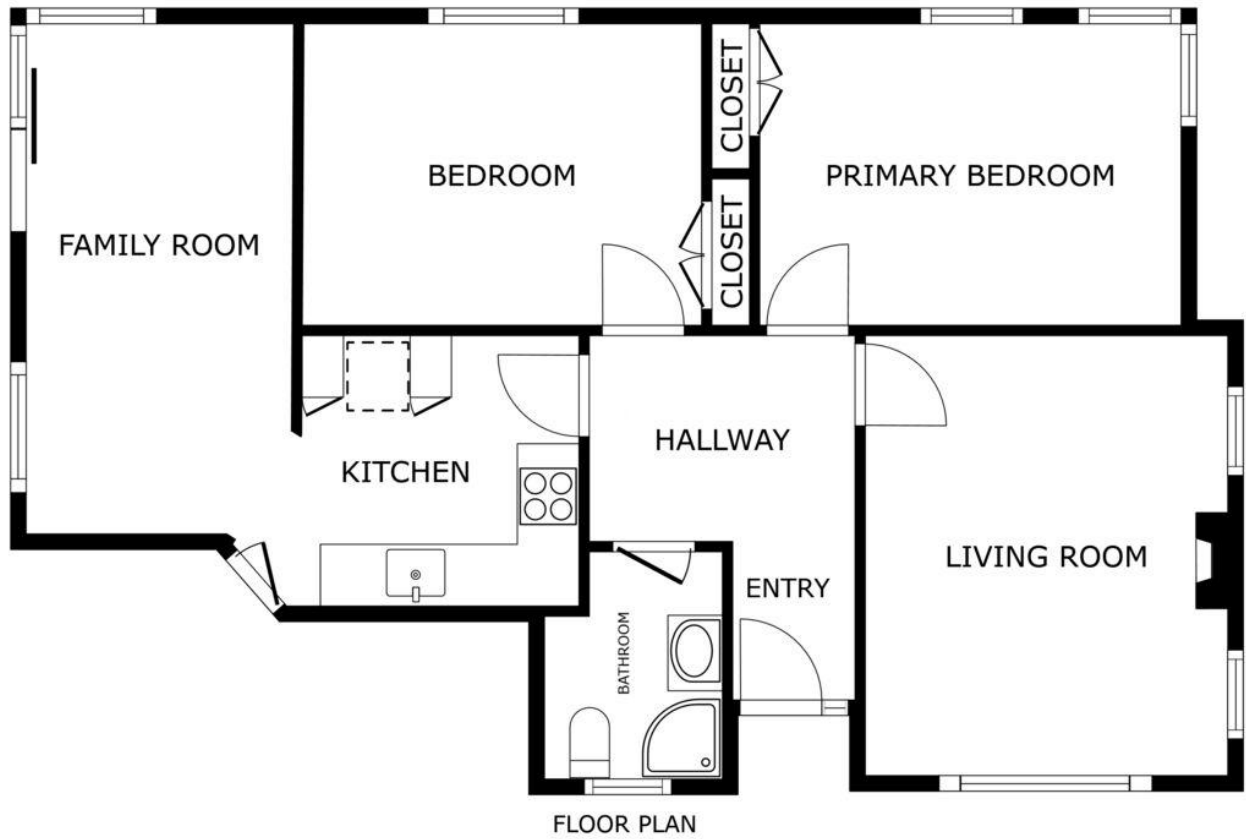
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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