



West End, 3 Clifton Terrace

Storage & Garaging Galore!

This sturdy brick home is an excellent choice for first-home buyers or investors, previously rented at \$450 per week, this property offers great rental potential. Featuring three bedrooms, one bathroom with a separate toilet, a spacious living room, and a combined kitchen and dining area, it's ideal for family living. Enjoy the convenience of triple garaging and ample off-street parking, along with a large workshop/storage area underneath the house.

Stay comfortable year-round with a heat pump and enjoy the good-sized backyard, offering plenty of space for outdoor activities or future landscaping. Located in the desirable West End neighbourhood, this home is ready for you to move in and make your own! Contact the team to view today!

Features:

-Brick



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 \$439,000

View

l.jhooker.co.nz/15FHGTA

Contact

Ben Groundwater

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LJ Hooker Timaru

(03) 688 3029

Enting Real Estate Limited

- Healthy homes compliant
- Three bedrooms
- Heat pump
- Under house workshop/storage
- Triple garaging

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	15FHGTA
Property Type	House
House Size	120 m2
Land Area	819 m2
Licensed Real Estate Agents (REAA2008)	

Ben Groundwater 027 415 6405

Property Consultant | ben.timaru@ljhooker.co.nz

Joelle Snook 027 844 5432

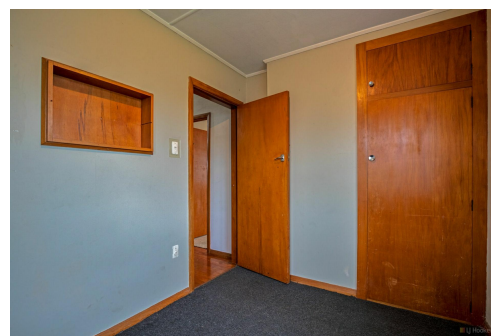
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