



## Westbrook, 40 Sutherland Crescent

### Immaculate First Home!

This is the one you've been waiting for!

This well presented three bedroom home ticks a lot of boxes!

The upgraded kitchen flows seamlessly into open-plan living, a ranch slider opening out to the deck making it the perfect space for everyday life and entertaining.

Stay warm with a heat pump and electric wall panel heaters. There is a HRV system, and the convenience of infinity gas hot water. The master bedroom opens out to the deck, giving you a retreat to enjoy some sunshine and fresh air.

Outside, the section is fully fenced, ideal for families with children or pets.

Enjoy sitting around the BBQ area complete with pizza oven and make the most of summer with your very own swimming pool.



**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 \$579,000

**View**

[ljhooker.co.nz/WH8GFB](http://ljhooker.co.nz/WH8GFB)

**Contact**

**Jeannie Boswell**

027 445 3048

[jeannie@jeannieboswell.co.nz](mailto:jeannie@jeannieboswell.co.nz)

**LJ Hooker Palmerston North**

**(06) 358 9009**

Manawatu (1994) Ltd

There are also fruit trees to enjoy and a double garage with workshop area-perfect for hobbies, storage, or weekend projects.

Don't miss your chance to make it yours! Call Jeannie Boswell now to view on 027 4453048

## More About this Property

<b>Property ID</b>	WH8GFB
<b>Property Type</b>	House
<b>House Size</b>	100 m2
<b>Land Area</b>	701 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Jeannie Boswell 027 445 3048**

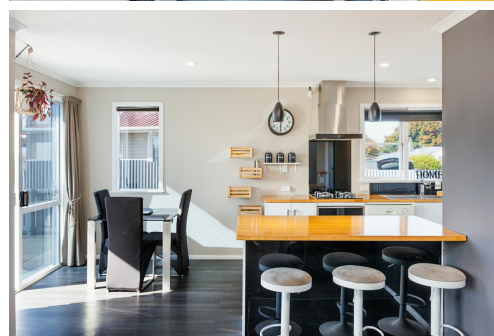
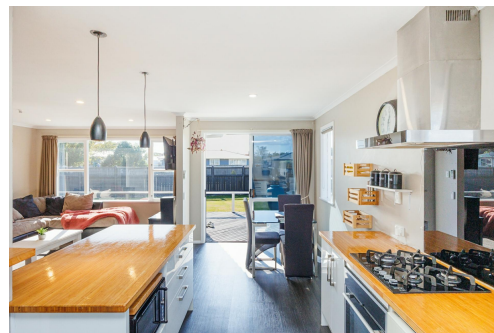
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