



## Western Heights, 7 Sunset Close

### Beach Bound Sellers

With their nest emptied, this home has become too big for my sellers. Their retirement to the beach means this house must be sold!

Set on 890m2 of landscaped grounds with no lawns to mow, maintaining this property is easy!

Situated at the end of a cul-de-sac, set back from the road and a backyard with a private bush setting creates a resort like feeling for you to enjoy every day!

This content loaded home boasts the perfect layout for multigenerational living and extended families, with 5 bedrooms + an office (or 6th bedroom) and 3 living areas.

Their beach house is built, my sellers have made their instructions clear, a sale is paramount!



**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**

Price on Application

**View**

[ljhooker.co.nz/M6HYU](http://ljhooker.co.nz/M6HYU)

**Contact**

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**LJ Hooker Hamilton City**

**(07) 834 1161**

Specialist Marketing Limited

A full information pack including a LIM and Builder's Report is available.

Call me today, because tomorrow might be too late.

## More About this Property

Property ID	M6HYU
Property Type	House
House Size	370 m2
Land Area	890 m2
Including	Ensuite Toilets (3)
Licensed Real Estate Agents (REAA2008)	

**Aaron Davey 027 252 0077**  
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