



Boundaries are approximate



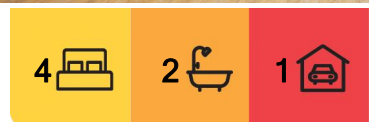
## Whitiora, 7/14 Abbotsford Street

Spacious, Stylish & Conveniently Located

Looking for easy urban living? This spacious 174m<sup>2</sup> townhouse stands out as the largest in its enclave - offering 44m<sup>2</sup> more than the other layouts! Designed for comfort and style, it combines generous living spaces with modern convenience, all within a peaceful community just minutes from town.

Designed for modern living, the home features four well-sized bedrooms (two with walk in wardrobes), two and a half bathrooms, and open-plan living that flows seamlessly to a covered outdoor area - ideal for year-round enjoyment. A neutral colour palette enhances the light-filled interiors, creating a warm and inviting atmosphere.

With low-maintenance appeal and everything you need at your doorstep, this home is perfect for busy professionals, families, or investors. While you may hardly need a car in such a central location, the property comes with both a garage and an additional car park right at the front door.



**For Sale**  
By Negotiation

**View**  
By Appointment

**Contact**  
**Karl Finn**  
021 648 550  
karl@finns.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 Hamilton City**  
**(07) 834 1161**  
Specialist Marketing Limited

Whether you're after a lock-and-leave lifestyle or a smart investment, this home is a must-see. Join me at an open home or get in touch to discuss other viewing options.

Open by appointment only

## More About this Property

<b>Property ID</b>	N5HYU
<b>Property Type</b>	House
<b>House Size</b>	174 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Karl Finn 021 648 550**  
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