



## Herbert, 37 Kennedy Road

### A LIFESTYLE SURPRISE

STUDIO 3D TOUR: <https://my.matterport.com/show/?m=6CE1nBjFPay>

UTILITY ROOM 3D TOUR: <https://my.matterport.com/show/?m=2wnkkuKnx4V>

Welcome to 37 Kennedy Road, Herbert - A wonderful surprise that offers much more than meets the eye!

Spanning 2.1748ha, this property presents an ideal opportunity for those seeking a lifestyle change, a private downsizing opportunity, or a rural retreat with essential amenities nearby. The two-bedroom residence is complemented by two detached utility rooms, a spacious greenhouse, and a large two-bay shed/workshop.

Inside, the layout offers an abundance of space and comfort throughout. The integrated kitchen and dining area features storage-lined walls and flows seamlessly into the light-



LAND 2.17 ha

**For Sale**

Buyer Enquiry Over \$525,000

**Contact**

**Stephen Robertson**

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**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 Oamaru**

**(03) 434 9014**

Robertson Real Estate Limited

filled living room, where large windows allow light to beam in, and frame picturesque countryside views. Sliding doors lead to an outdoor decking area, enhancing the indoor/outdoor flow - perfect for everyday living and entertaining.

Both bedrooms are generously sized, with the master featuring a walk-in robe and direct access to the exterior of the home. The family bathroom cleverly combines laundry facilities for ultimate convenience.

Outside, the property's potential unfolds further with two versatile detached utility rooms, ideal for a home office, a teenager's retreat, or your personal getaway. The land is currently divided into five paddocks, complete with off street parking, a large two-bay shed/workshop - offering secure storage facilities for farm equipment and perfect for car enthusiasts and hobbyists alike. Additionally, a greenhouse provides a wonderful opportunity for avid gardeners to indulge their passion.

Bring your boat, pack the camper, and move your family to 37 Kennedy Road, where an abundance of space, storage, and simplicity awaits to captivate and invite you home.

Buyer Enquiry Over \$525,000

Contact Stephen Robertson 0274 731 112 or Doug Pile 027 663 8833

## More About this Property

<b>Property ID</b>	VH7GF3
<b>Property Type</b>	Lifestyle
<b>Land Area</b>	2.1748 ha
<b>Licensed Real Estate Agents (REAA2008)</b>	

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