

OUR PROPERTIES ARE ONLINE

VIEW FULL PHOTO GALLERY ON

[WWW.WALKERANDCO.NZ](http://WWW.WALKERANDCO.NZ)

Reference ID: **WCU9169**

## 6 COATES GROVE

SILVERSTREAM

**CODY TAMARIKI**

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**PRICE BY  
NEGOTIATION**

Your Property Guide  
ID: WCU9169

**OFFICE**

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S | 687 Fergusson Drive

The seller is proudly represented by Cody Tamariki

**EASY EMBRACE LOCATION PERFECT**

**Disclaimer:** Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Marc Walker Licensed Real Estate salesperson (REAA 2008) will not accept any responsibility should any details prove to be incomplete or incorrect.

*Cody Tamariki*  
**CODY TAMARIKI**



**WALKER & CO**  
**REAL ESTATE**  
Licensed under REAA Act 2008



# EASY EMBRACE LOCATION PERFECT

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**V**iew now this charming quaint. 1940's weatherboard home in the heart of Silverstream. Thats right, one of the most sort after areas in Upper Hutt. Tidy bathroom and cosy lounge with gas fireplace, sun streaming in on beautiful days. White & neutral colour palette leaving plenty of room to add your own personal touches. Original timber flooring.

Light kitchen combining a dining room area with doors that open out onto a large newly built deck, natural connection to the outdoors. Situated on a lovely easy care section, established trees and shrubs. Fenced with single garage. Comprising 2/3 bedrooms or 2 plus office.

Situated close to Silverstream primary school/kindy and within walking distance to the local shopping village, not to mention transport. What more could you ask for. Local cafe's, restaurants just down the road for the much desired weekend coffee's & dates nights out.

**A** property to suit many, whether starting out as a couple or adding to your family & need schools close by or down-sizing and heading into retirement but still require a great location. Quick settlement is totally possible. Not a Deadline Sale, make an offer today, don't wait and miss out, call Cody Tamariki now to view. Mobile 021 0846 9273

**Proudly Represented by the Team at Walker & Co Real Estate**

- Close to Silverstream Primary
- Newly built deck
- Local shopping village around the corner
- Transport not far
- Timber floors

## PRICE BY NEGOTIATION

Upper Hutt Office 687 Fergusson Drive.

- |                                   |                           |
|-----------------------------------|---------------------------|
| • Quiet Grove location            | Rateable value            |
| • Private deck setting            | \$590,000                 |
| • School Bus                      | Land value                |
| • Own drive way Access            | \$350,000                 |
| • Open plan Living area           | Annual rates              |
| • 2/3 bedrooms                    | \$                        |
| • 1 bathrooms   1 WC              | Land area 1/2 Sh 769 (m2) |
| • Open plan kitchen & dining room | Floor area 107 (m2)       |
|                                   | (more or less)            |



For more information please contact Cody Tamariki Licensed Real Estate Agent REA 2008



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