# OUR PROPERTIES ARE ONLINE VIEW FULL PHOTO GALLERY ON WWW.WALKERANDCO.NZ

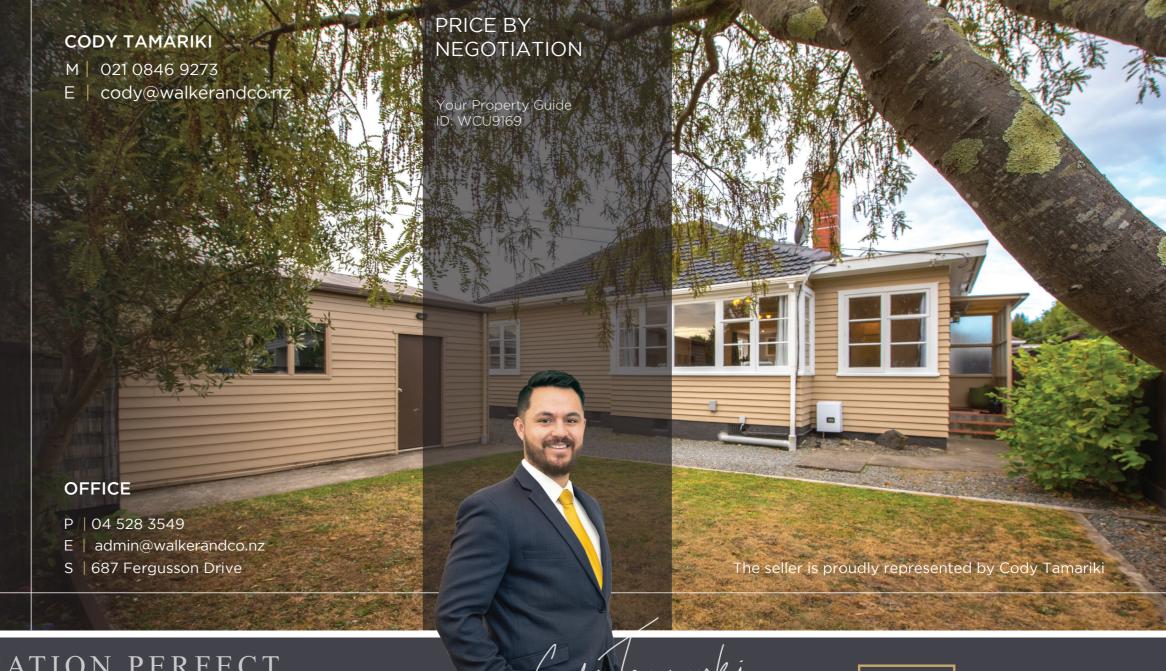
Reference ID:WCU9169

## 6 COATES GROVE SILVERSTREAM









### 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.



WALKER & CO

### EASY EMBRACE LOCATION PERFECT

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f View 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 downsizing and heading into retirement but still require a great location. Quick settlement is totally possible. Not a Deadline 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
- Private deck setting
- School Bus
- Own drive way Access
- 2/3 bedrooms
- Open plan kitchen
- & dining room

Rateable value

\$590,000 Land value

\$350,000

Open plan Living area Annual rates

1 bathrooms | 1 WC

Land area 1/2 Sh 769 (m2) Floor area 107 (m2) (more or less)



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



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