

OUR PROPERTIES ARE ONLINE

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WWW.WALKERANDCO.NZ

Reference ID: **WCU9170**

7 RANFURLY STREET

TRENTHAM

CODY TAMARIKI

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DEADLINE SALE

Deadline Sale Closing 1pm,
Thursday 13th May 2021, Upper

Your Property Guide
ID: WCU9170

OFFICE

P | 04 528 3549

E | admin@walkerandco.nz

S | 687 Fergusson Drive

The seller is proudly represented by Cody Tamariki

MAGNOLIA HOUSE

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

MAGNOLIA HOUSE

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



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Calling all character lovers! Presenting a vintage chic 1920's stunning crisp white weatherboard exterior three large bedroom family home comprising wide hallway and high stud ceilings. Great size lounge with separate dining room.

The original features such as the ceiling mouldings make a real statement. The wrought iron light fittings are modern and trendy and add a touch of charm.

Those of you who watch Joanne & Chip Gains doer-upper would appreciate what you could do with a home such as this, with some new ideas to bring the home into the now. It already has good bones and some fabulous period features you would want to keep. The kitchen well thats done, lovely flooring, its just redecorating to your hearts desire to suit your taste and comfort and a few upgrades could make this home an absolute stunner.

It has been keep beautiful & well cared for over the years. Consisting of alarm system, two heat pumps, a HRV system large laundry & separate shower room.

It's just a few minutes walk from popular florist & cafe, hair salon, local dairy, schools not to mention bus & train transport just around the corner. Lovely quiet sought after street, single garage & fully fenced.

Homes with a character feel such as this don't come available often so don't hesitate,

call Cody Tamariki or Marc Walker today to find out how you can own.

DEADLINE SALE

Deadline Sale Closing 1pm, Thursday 13th May 2021, Upper Hutt office, Shop 5, 687 Fergusson Drive (will not sell prior)

- Location to transport
 - Private back yard
 - School Bus
 - Garage way Access
 - Seperate Living area
 - 3 bedrooms
 - 2 bathrooms | 2 WC
 - Seperate kitchen & dining room
- Rateable value \$560,000
Land value \$330,000
Annual rates \$
Land area 412 (m2)
Floor area 130 (m2) (more or less)