



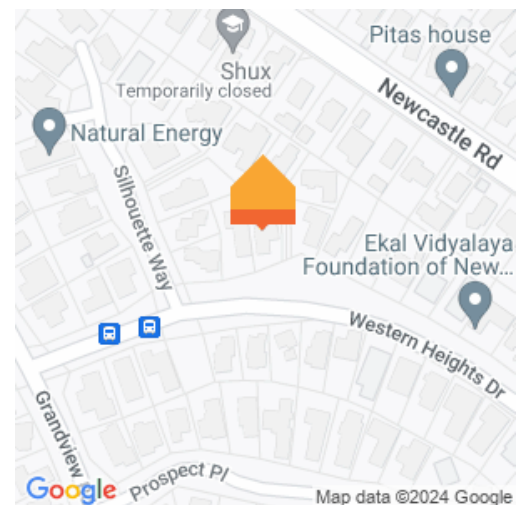
📍 42 Western Heights Drive, Western Heights

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Peacefully positioned in a highly sought-after location of Western Heights, this single level property is designed to embrace a desirable low maintenance and carefree lifestyle. Take advantage of the of the effortless indoor/outdoor living with your own private backyard and enjoy the fantastic location, handy to local shops, playgrounds and within zone for the popular Aberdeen Primary School. Open plan kitchen and dining is the social hub of the home with a peaceful outlook across the backyard and basked in natural sun light. Two living areas provides ample room for families, with a heat pump to keep you cosy. Master bedroom features a walk-in wardrobe, ensuite and access to a private deck with an outdoor spa bath, the perfect spot for relax in the evenings. Two additional bedrooms are great size both with wardrobes. Family bathroom has been well-maintained with the toilet separately placed. Sitting on a generous 729sqm (approx.) section framed by beautifully manicured gardens. The gorgeous courtyard setting is great for alfresco dining and the level lawns is an ideal space for the kids to play outdoors. Double garage plus additional off-street parking with room for a boat or caravan, plus side gate access. Presenting an outstanding opportunity to acquire a family home enjoying peace and privacy in this excellent location. To download the property files, please copy and paste the following link into your browser:

Land area	729 m ²
Floor size	178 m ²
Rateable value	\$1,000,000
Rates	\$3,776.00

<https://www.propertyfiles.co.nz/property/42westernheights>



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