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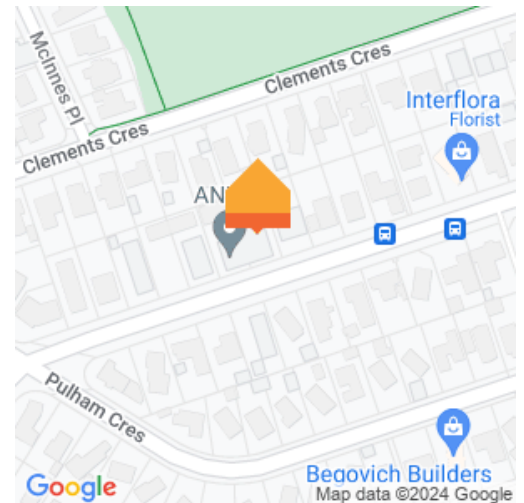


## 19 Glen Lynne Avenue, Queenwood

... has seen this versatile family home transform into a haven for modern living. Located in the boutique environs of Queenwood, the home nestles in leafy seclusion in a desirable neighbourhood close to lifestyle attractions including river, retail and parks. New flooring and crisp neutral decor set the scene for relaxed living. A bright, welcoming ambience is evident the moment you step through the door. The layout encompasses a spacious formal lounge with a bay window that captures the morning sun. An inviting family zone branching off the lounge offers plenty of dining and chillax space, as well as opportunities to socialise outdoors on the wide-eave patio. This on-trend living area sits under a high pitched ceiling and has accommodated numerous family gatherings over the years. The kitchen overlooks the large, sun-filled backyard, which is fully screened from neighbours and has alfresco nooks and a big lawn for the kids to play. A stylishly upgraded bathroom serves three comfortable bedrooms. The versatility of this home becomes even more apparent once you step through the internal garage and into the hobbies room. This area offers scope for a fourth bedroom, rumpus room or studio. A second toilet adjoins the laundry at the rear and there is the further bonus of an external sleep-out or home office away from the family bustle. Heating options include a gas fire and a heat pump. With the major upgrades complete, new owners can simply unpack, relax and enjoy the warm, soothing indoor-outdoor living environment. They can amble to Hukanui Primary School, Tauhara Park, step it out on the river trails, and make the most of the area's cafe culture. Bus stops are dotted along Glen Lynne Avenue and main transport links are moments away.



Land area	796 m <sup>2</sup>
Floor size	202 m <sup>2</sup>
Rates	\$2,775.00



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