



Sold



## 7 Friesian Place, Grandview Heights

4 2 3

What a location. Nestled on the edge of the city boundary and yet only 10 minutes from the Central City and 12 minutes to the base (traffic dependent), you will love living here in this peaceful neighbourhood. Our vendors plans have changed and after 15 years they are committed to another. From the street the red brick and tile home with dark accents is classic in style and gives away little of the sense created within. Enjoy the formal lounge that's light, bright and spacious and the colour palette neutral. Close this area off for privacy and quiet time or leave it open as an extension to the hub of this family home, the living / kitchen / dining area where your eye is drawn to the adjacent farmland, the distant views to the south and the Raglan hills in the west. With a ranch slider off the family room opening onto a patio area which enjoys early morning sun and provides a lovely spot to sit and enjoy that early morning cuppa and a flick through the paper. A crisp kitchen white and easy on the eye. It is functional and features the modern conveniences you would expect. The view to the south creates a workspace that is both refreshing and peaceful. And as a special feature the two of the bedrooms both have ensuites, perfect if you require a guest room or if you have that special family member that you wish to live with you. The third and fourth bedrooms are a double and generous single room respectively. The bathroom has both bath and shower, the toilet is separate and the laundry is situated in the garage. Homes like this do not hang around long.

Land area	720 m <sup>2</sup>
Floor size	200 m <sup>2</sup>
Rateable value	\$670,000
Rates	\$3,285.00

