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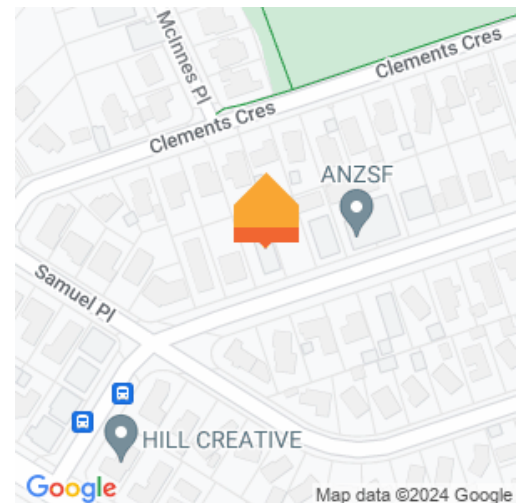


11 Glen Lynne Avenue, Queenwood



A Queenwood classic in an awesome location zoned for Hukanui Primary, this home has huge family appeal. Cosseted in a 779sqm landscaped environment overlooking delightful gardens and flat lawns, the 1970s brick and aluminium family haven is brought to market in immaculate condition, after being in the same ownership since 1981. A large light-filled living room and generous dining area deliver a great sense of space, with plenty of room to spread, socialise and entertain. The seamlessly connected dining and kitchen area is linked to the sunny courtyard via a sliding door. Double bedrooms, including a full master suite (ensuite and walk in wardrobe) give a good balance to the home. The main bathroom zone is an assemblage of bath and vanity, a separate shower and a separate toilet in a very practical layout for a busy family. There is double internal access garaging, a separate laundry and gas hot water cylinder. Detailed ceilings add elegance and the carpet is approximately a year old. Presentation, sun orientation and functional floor plan make this a very easy home to warm to, notwithstanding the potential that exists to add value through modernisation. For further information or to view please call Melissa Wilton on 021 157 3459.

Land area	779 m <sup>2</sup>
Floor size	200 m <sup>2</sup>
Rateable value	\$700,000
Rates	\$3,196.00



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