



📍 23 Berkley Avenue, Hillcrest



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Deadline Sale at 2. 00pm on Wednesday 15 May 2024

The vendors have built a new home and are motivated to sell, presenting an excellent opportunity for you to make this property your own. Whether you're looking to personalize it to your tastes or move in and enjoy, this home offers endless possibilities. Step into a world of timeless beauty with this Hinuera Stone constructed residence, where classic charm meets modern comfort. The sturdy and enduring Hinuera Stone construction adds character and a sense of heritage to this lovely abode. Park your vehicles with ease under the double carport, providing shelter and protection from the elements. Enjoy the luxury of off-street privacy, creating a peaceful retreat away from the hustle and bustle of everyday life. Relish in the expansive outdoor space, featuring a large lawn and gully section adorned with fruit trees. This serene setting offers the perfect backdrop for relaxation, outdoor activities, and enjoying the beauty of nature right at your doorstep. Included with the property is an external 10m2 transportable room, offering versatility for various uses such as a home office, studio, or additional accommodation. Stay organized with two sheds on the property, providing ample storage space for tools, equipment, and outdoor essentials. Experience seamless access through the gully to the nearby park, perfect for leisurely walks, picnics, and outdoor recreation. Located just outside the gates of Berkley School, enjoy the convenience of easy access for students or simply being part of the vibrant school community. Copy and paste the link to your browser for access to property files: <https://www.propertyfiles.co.nz/property/23Berkley>

Land area	1179 m <sup>2</sup>
Floor size	104 m <sup>2</sup>
Rateable value	\$790,000
Rates	\$3,288.58



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