

Sold



3A Livingstone Avenue, Nawton



Nestled back from the road on a well-planned, fully fenced, flat freehold site is this aesthetically presented family home that offers peace of mind with its upgrades. The expensive work has been done - fully insulated, rewired with new switchboard and re-piled in 2004. Offering 3 striking bedrooms, a well sized office/study, native timber floors, a modern bathroom, separate toilet & laundry, ceiling and underfloor insulation, heat pump and double internal access garage, this Nawton gem is more than meets the eye. The open plan kitchen, dining and lounge area flows seamlessly out onto a large deck providing room for the kids and pets to play. It's simply ideal for families and first home buyers, so be in quick. Just a short stroll to shops, close public transport links and a few minute's drive to The Awa The Base shopping centre, this is a fabulous opportunity to just move in and enjoy!

Land area	436 m ²
Floor size	143 m ²
Rateable value	\$740,000
Rates	\$2,987.83

Why delay? For a private inspection or visit our weekend open homes contact Team Dobson. Nick Baldwin 021 810 228 or Dobbo "Howard Dobson" 021 995 906

Download and view the property files at:

<https://www.propertyfiles.co.nz/722490005>

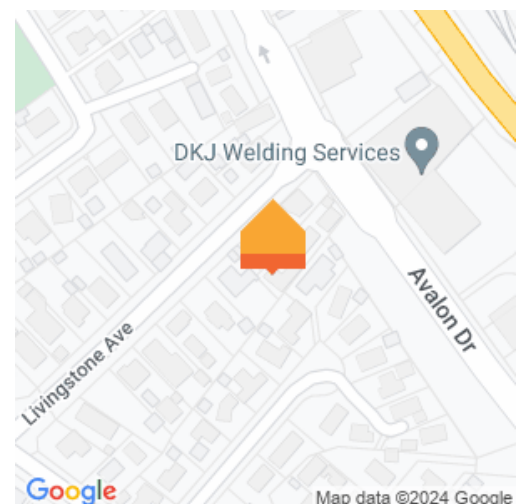


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