



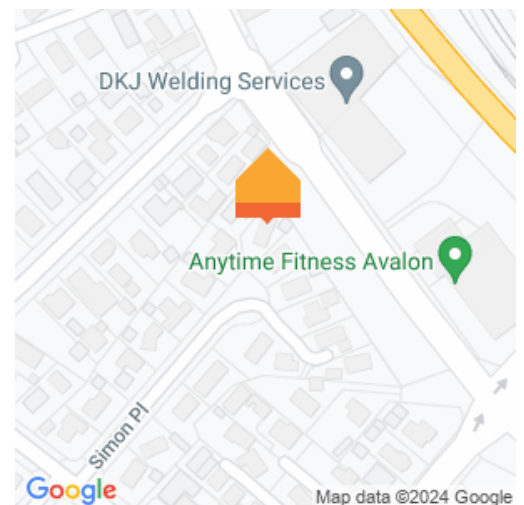
17 Simon Place, Newton

3 bedrooms, 1 bathroom, 1 car, 1 kitchen



Nestled in a serene cul-de-sac, this family home offers great street appeal, and a safe environment for the family. As you step inside, you'll discover a cozy haven boasting three bedrooms, ensuring there's ample space for the whole family. The heart of this house is undoubtedly the galley-style kitchen, which seamlessly blends with a dining area. The spacious lounge area is bathed in natural light, thanks to the ranch sliders that open onto a concrete deck, perfect for relaxing or entertaining guests. To keep you comfortable year-round, a heat pump has been thoughtfully installed. Additional features that make this home special include aluminum windows for durability, a heat pump, and an HRV system, all contributing to a low-maintenance lifestyle. The bathroom, complete with a separate toilet, caters to both convenience and privacy. Additionally, a separate laundry room adds to the functional layout of the home. With a generous land area of 622sqm, it provides a blank canvas for your landscaping and outdoor entertainment ideas. Create the garden of your dreams or craft the perfect alfresco gathering space. The brick exterior has been recently adorned with a fresh coat of paint, giving it a modern and inviting look.

Land area	622 m ²
Floor size	110 m ²
Rates	\$3,218.51



Del Bredesen

07 838 3800

022 634 1066

del.bredesen@lugtons.co.nz



Josh Prouse

07 838 3800

027 533 4119

josh.prouse@lugtons.co.nz