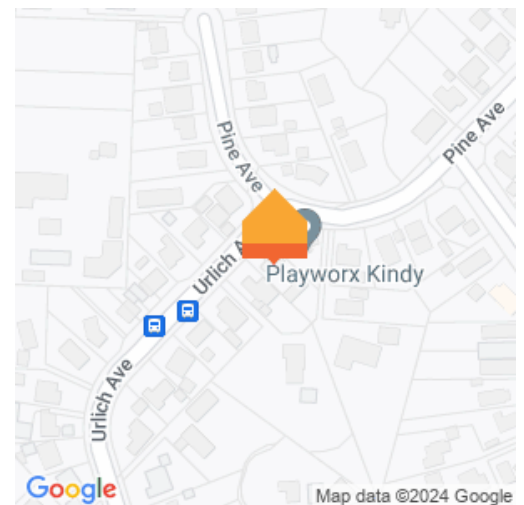


📍 82 Ulrich Avenue, Melville

82 Ulrich Ave. First home buyers. This home has been lovingly renovated to take advantage of a full 779 Fully fenced square meter north facing section. Drive up the driveway and enter a home that has a near new kitchen with good amount of bench space with plenty of cupboards. Leading into a warm and inviting family room heated by the large north facing window and a heat pump. Feature wall papered walls create flair and a point of difference. Three good sized bedrooms with built in wardrobes and good quality drapes all decorated with personality. One bedroom has a ranch slider leading onto a deck which would make it an ideal at home work space or office. The bathroom has been outfitted with modern fixtures including a new shower and vanity with good floor coverings. There is a extra large shed that would be any persons dream storage or workshop space. With room to store all the sports equipment. Bikes, car parts and even a at home gym area could be an idea. Still with room for your projects. Keep the size of this shed a secret or you will become the place where all the family store there left over belongings. The back section is flat and room for a large garden or childrens play area. Parking the caravan and boat. Next door you have a child care centre for convenience in the morning. Homes in this price point with this quality of presentation do not come on the market often. Call me today for a private viewing or we will see you at the open homes. My vendors instructions are clear. We have new plans and will meet the market.

Land area	779 m ²
Rateable value	\$395,000
Rates	\$352.26



Tina Cuthers

📞 07 838 3800

📱 021 959 915

✉️ tina.cuthers@lugtons.co.nz