



Sold



356 River Road, Claudelands



Laying on the charm, this home's whimsy character pulls at the heart strings. Poised for a river outlook and leafy views, it sits pretty on an elevated site corralled by white picket fencing. An entrance hall off a sheltered porch welcomes guests inside. One wing contains the lounge, dining area and kitchen, while the other is dedicated to personal space in the form of three bedrooms, two of which are especially spacious. One has a sunroom opening to the front courtyard and the other boasts a dressing room, walk-in robe and en-suite. Two recently added heat pumps and two gas heaters ensure good creature comfort, while high stud ceilings enhance the feeling of space and airiness. There is good storage throughout, and scope to add value through personal touches. The front yard is flat and grassed, and the private backyard haven boasts a sun-drenched deck and stairs to a secluded and picturesque picnic area. A single garage and parking take care of vehicles. In a blue chip location opposite river reserves and walkway, the property is close to Claudelands Event Centre and CBD amenities. A relocation to Wellington for work means the reluctant vendors must give up their treasured home. Under alert level 3 we are still able to do private viewings, so get in touch directly to view this property!

Land area	701 m ²
Floor size	156 m ²
Rates	\$3,669.00



To download the property files, please copy and paste the following link into your browser: <https://www.propertyfiles.co.nz/property/356riverroad>



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