



📍 109 Ellicott Road, Nawton

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Celebrating the benefits of large family living, this five-bedroom home is suited to multi-generations and is superbly configured for home-base workers. It sits on a spacious 1,110sqm freehold section with great outdoor niches set in a bush-like environment backyard. Kids will love venturing into the excellent backyard with fencing that means they are safely contained. There are many native trees creating a peaceful ambience and so handy to both Wake Park and Aberdeen Primary School. In good condition throughout, the two-storey home has three upstairs bedrooms and two downstairs. Bathrooms feature on each level, and both have been updated. A big modern kitchen with top quality appliances allows cooks to cater for a crowd and the borderless dining and lounge area draws family and guests together with ease. When a further living area is needed, the step-down lounge beckons. The house is fully insulated, has generous attic storage and a good-sized double garage. Well-presented and move-in ready, it promises a lifetime of family enjoyment. It is in a lovely neighbourhood, surrounded by friendly neighbours. The central city, schools and main arterial networks are close. Gardens add a beautiful flourish to this family oasis with an abundance of fruit trees to pick from and an option of spaces to add your own touch. There is so much value to be had when purchasing this property. For an information pack copy and paste the below link on your web browser

<b>Land area</b>	1012 m <sup>2</sup>
<b>Rateable value</b>	950000
<b>Rates</b>	\$3,630.00



<https://www.propertyfiles.co.nz/property/Ellicott109>



**Jan Barnett**

📞 07 838 3800

📱 022 164 7491

✉ [jan.barnett@lugtons.co.nz](mailto:jan.barnett@lugtons.co.nz)