



Sold



14 Edward Street, Grandview Heights

3 bedrooms 1 car garage 2 bathrooms

To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/646250004>

Land area	538 m ²
Floor size	161 m ²
Rates	\$3,333.00

When it comes to comfort, energy-efficiency and overall presentation, this home outshines. Built in 2010, it has had one meticulous owner and comes to market in mint condition. The home's brick construction gives a nod to low maintenance living, and double glazing, insulation, heat pump and HRV speak volumes for everyday comfort. Photovoltaic solar panels provide clean green energy. The home has open-plan and outdoor living down to a fine art. Draw back the stacker door and take the party outside under the cover of a large patio where there's ample room to entertain and barbecue. The kitchen is a model of efficiency and an office nook is thoughtfully incorporated into the living zone. The master bedroom, with an ensuite and walk-in robe, also opens onto the alfresco for instant outdoor fare. A further two double bedrooms, fitted with double wardrobes, share a full family bathroom and separate toilet. The interior was recarpeted less than two years ago. Also carpeted is the double garage, which opens directly into the living zone, making it easy to unload shopping. Grape vines, plum, apricot and mandarin trees provide healthy pickings. The boxed veggie garden is big, and a garden shed is tucked neatly away in the fully fenced backyard. Positioned at the end of a cul-de-sac in scenic Grandview Heights, the 538sqm freehold property is an astute investment. Call Melissa Wilton for your appointment to view on 021 157 3459.



Melissa Wilton

📞 07 853 0013

📱 021 157 3459

✉️ melissa.wilton@lugtons.co.nz