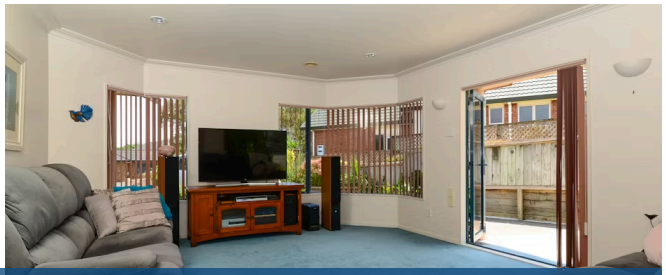

8 Guernsey Place, Western Heights

5 3 3

Welcome to the beautiful tree-lined street of Guernsey Place. . well established in a good quality subdivision. This substantial family home (including the Granny Flat) features 5 bedrooms, plus an office, 3 bathrooms (4 toilets), lounge/dining in the main home, and its own lounge in the unit. The options here are many. . . the attached flat is perfect for aging parents, young adults. . . or anyone you desire to have living there. . . currently it returns $250/week (including the power) - you can choose whether it has internal access to the main house/or not. The owners spent hours getting the design perfect, and built it themselves in 1997, so that it catered for their growing family, plus their mum. They've housed plenty of friends and family, have loved the area for its proximity to town, enjoyed the peace and quiet, plus the expansive choice of fruit and citrus trees will keep you well and healthy all year. You're truly buying a "lifestyle" here. . . it's a massive home, and you'll struggle to find anything else like it. Swing open all the doors in summer. . . and you'll enjoy the cooling breeze, then during Winter. . stoke the fire and sit around enjoying how warm and sunny your home will be. You could have the perfect solution here to minding a family member, while giving you all independence. The garage workshop is incredible. . . the workshop is fully insulated, and could be carpeted - to become a 6th bedroom. All the "extras" your new home will include: Gas central heating, log fire, gas infinity hot water, DVS (even to flat), alarm, irrigation system, central vacuum system, dishwasher, new gas hob - and the fruit trees are going crazy with ripe fruit.

Land area	808 m²
Floor size	300 m²
Rateable value	$790,000
Rates	$3,533.00

Lisa Sigley

07 838 3800

021 722 281

lisa.sigley@lugtons.co.nz

https://www.lisasigley.com/