



## 15 Livingstone Avenue, Nawton



Nestled on a generous 925sqm (approx. ) parcel of land, this charming residence boasts tastefully renovated interiors and loads of future potential. Appealing to a diverse selection of home buyers and keen investors, offering the opportunity to purchase a property with potential to subdivide (subject to council approval). The tastefully updated kitchen features gas cooking, a dishwasher, and natural light streaming through the windows, while an adjoining office space offers space to work from home. Spacious living area, plus a sunroom that seamlessly extends to the outdoor deck. Three generously sized bedrooms and a renovated bathroom showcasing a bathtub, shower, and toilet. Parking needs are met with a double garage and ample off-street parking. Level lawns are framed by established trees and gardens, with the sun-drenched deck providing an ideal setting for entertaining while overlooking the children at play in the backyard. Conveniently situated in close proximity to Nawton Shopping Centre, Sugar Bowl Cafe, and offering easy access to Wintec, Te Rapa, The Base, and expressways, this property offers limitless possibilities for both lifestyle and investment.

<b>Land area</b>	925 m <sup>2</sup>
<b>Floor size</b>	121 m <sup>2</sup>
<b>Rateable value</b>	\$975,000
<b>Rates</b>	\$3,881.00



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