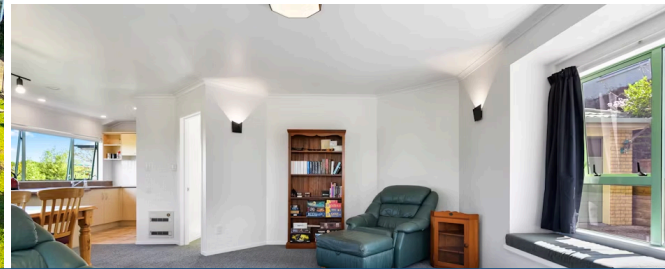




📍 41 Ellicott Road, Nawton



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Offering outstanding lifestyle convenience and easy-care living, this delightful two storey home is defined by its sun-drenched interiors with brand new carpet throughout and family appeal. Set back from the street, this residence will appeal to families, busy professionals and investors alike. The kitchen is well appointed with beautiful views across the district. Welcoming living and dining area is flooded with natural light and extends to the fully fenced and grassed backyard. Three great sized bedrooms plus an office are spread throughout the home, the master suite includes a walk-in wardrobe. Updated family bathroom is situated upstairs plus a second bathroom is placed downstairs for added convenience. Double garage plus off street-parking. Zoned for Aberdeen School and ideally placed within close proximity to Nawton Shopping Centre, Sugar Bowl cafe, and easy commute to Te Rapa, The Base and expressways. To download the property files, please copy and paste the following link into your browser: <https://www.propertyfiles.co.nz/property/41ellicott>

Land area	448 m <sup>2</sup>
Floor size	177 m <sup>2</sup>
Rateable value	\$850,000
Rates	\$3,320.00

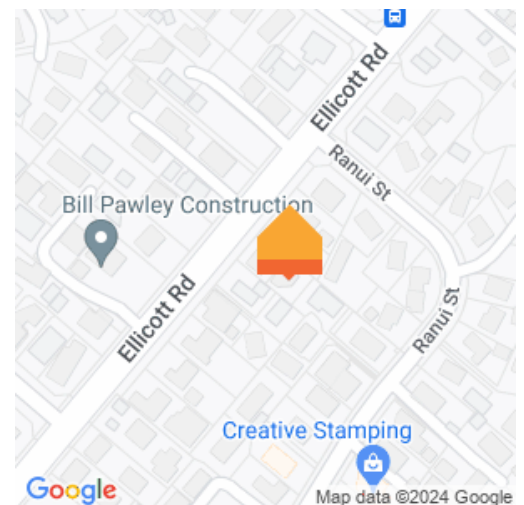


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