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## 18a Swiss Avenue Gonville

### Nearly New Gonville Home with Huge Garage

This three-bedroom home is set on a back section in popular Swiss Avenue, just around the corner from the very busy Gonville shopping centre. And only a couple of minutes' walk from the medical centre and library. Public transport is around the corner, and the hospital not very far. There are several schools in the vicinity.

This versatile style home has a sunny front porch, access into the large living room which flows through the open plan dining area to the modern kitchen.

The floor area measures approx 11.4 x 7.8 metres, making it around 88 sqm. The garage is another 42 sqm. This is quite a large property.

There are three double bedrooms, one of them particularly large. One bedroom has a ranch slider, it used to be an internal garage but has all the relevant

**FOR SALE**

Sold

**VIEW**

[pinnacle.ljhooker.co.nz/273HQS](https://pinnacle.ljhooker.co.nz/273HQS)

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council approvals.

The bathroom as you would expect is very modern with a roomy shower, new vanity and heated towel rail.

There is a separate laundry at the rear, a very large work shop or potting room attached.

Outside on the fully fenced section is a very large double garage with kitchen and storage facilities built in. Adjoining this is a single carport with another storage room and a separate WC which is not permitted.

This very low maintenance home is ready to move into immediately.

Open Home Sunday the 11th at 11:00am hosted by Craig Hanford.

## More About this Property

<b>PROPERTY ID</b>	273HQS
<b>PROPERTY TYPE</b>	Residential
<b>LAND AREA</b>	759 m <sup>2</sup>
<b>HOUSE SIZE</b>	88.00 m <sup>2</sup>
<b>INCLUDING</b>	Air Conditioning, Toilets (1), Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, Carport, Outside WC

Licensed Real Estate Agents  
(REAA2008)



**Special Offer! 3.5% Commission**  
(plus GST and Admin / AML Fee)



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## LJ Hooker Pinnacle | Royal Oak - Real Estate Associates Ltd

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