

6 Newport Way

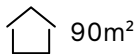
THE BROOK, NELSON



ENQUIRES OVER

\$660,000

Property features:



90m²



380m²



3 Bedroom



single garage



2 Bathroom



Workshop

About:

Welcome to your new home - perfect for families seeking location and comfort, first-time buyers ready to make their mark on homeownership, or savvy investors looking for an attractive rental opportunity.

With its low maintenance lifestyle combined with unbeatable access to amenities, schools and walking/biking trails, this property is sure to impress!



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Property description:

3 Bedrooms

- Primary bedroom with single wardrobe and ensuite
- Double bedroom with single wardrobe
- Upstairs large double bedroom or hobby room

2 Bathrooms

- Updated main bathroom with shower, toilet, extractor fan, heated towel rail
- ensuite with shower, toilet, extractor fan and heated towel rail

Kitchen

- Dishwasher, electric stove, rangehood, garbage disposal

Dining/Lounge

- Open plan dining with new laminate flooring, access to deck via range slider

Construction

- Age- circa 1993
- Two storey house
- Exterior cladding fibre cement weatherboards
- Roofing Pre-coated steel- ribbed profile, pre-coated steel sprouting, PVC sprouting, PVC downpipes
- Aluminium joinery single glazed
- Foundations tanilised timber piles, concrete slab garage
- Floor particle board on timber joists
- Floor coverings carpet, laminate, tiles (ensuite)

Chattels

electric stove, rangehood, dishwasher, extractor fans, heatpump, light fittings, garage door opener, curtains, blinds, smoke alarms, wall heaters, light fittings, fixed floor coverings, HRV system

Phone/ Internet

- Broadband fiber, satellite dish, smoke alarms, phone points, tv points

Heating

- HRV, Heatpump, wall heaters in bedrooms
- Continuous gas water heating

Garage/ sheds

- Internal access single garage, automated roller door, plywood linings, single cupboard
- Modern garden shed with concrete slab foundation, corrugated steel cladding, timber roof with overhang 5.1m²
- Attached workshop/hobby room. Concrete slab foundation, plywood linings, garage carpet, plywood unit with stainless steel bench top and plywood shelving. 7.2m²

Outside

- Deck, BBQ area, pergola, clothesline
- Full fenced yard, 2 off street parks
- Low maintenance gardens, vegetable garden

Other Information

- Age - circa 1993
- Nelson City Council, Residential Zoning
- CV \$670,000
- Lot 3 Deposited Plan 15693 - NL10B/1278
- Rates \$3,703.77 2024/25
- Town water supply, council sewage