



453 Barrington Street, Spreydon

3 bedrooms | 2 bathrooms | 161m² floor area | 809m² land area

This 1920s Californian bungalow with extension offers three generous sized bedrooms and two spacious living areas that flow through to the kitchen and formal dining area. Recent renovations blend original character with modern aesthetic to create a functional and inviting family home.

The north-facing courtyard and sizable lawn provide excellent outdoor living spaces during the summer months, whilst the wood burner, two heat pumps and retrofit double-glazing ensure the home is warm and comfortable throughout winter.

Updates to the 1920s part of the home:

- Retrofit double-glazing with brushed brass latches and stays
- Aluminium double-glazed bedroom and bathroom windows, with PVC shutters
- Ceiling, underfloor and wall insulation with moisture barrier
- Replaced the wiring and switchboard
- 300L Mains pressure hot water cylinder
- Curtains and shears
- Restored original rimu floorboards in the living areas.
- Bremworth Samurai wool loop pile carpet installed in the bedrooms
- Custom double wardrobes with bifold doors
- Underfloor heating in bathroom
- Removed unused chimneys from main bedroom and lounge
- Installed roof space access ladder for attic storage.

Further details:

- Colorsteel roof
- Colorsteel gutters and spouting installed 2024 (entire house)
- Low emissions wood burner consented to May 2030
- Dedicated laundry space
- Lockable garden shed
- Covered woodshed
- Single garage
- Lawn and garden irrigation
- Minor EQC works completed in 2024 for drainage remediations.

For further information and documentation, refer to:

listed.co.nz/property/3911

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