



Legal Description LOT 13 DP 1564 *
 Floor Area 190 sqm (approximately)*
 Land Area 526 sqm (approximately)*
 Rateable Value \$930,000*
 WCC Rates \$4235.78 pa*
 * Source—Property Guru, WCC

For sale by Tender:
Closing: 2pm Thursday 5th November 2020
At: Ray White City Office, 77 Thorndon Quay



If you are interested in knowing the current market value of your home or investment property feel free to call, text or email me for an up to date market report on your property.

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44 Cooper Street Karori

Karori Family Magic!

Your opportunity to secure a fabulous family home on one of Karori's most desirable and tightly held streets is right here! From the first moment you'll know that this is indeed a very special home and just the place for you to create your own family memories for many years to come. Just some of the features you are going to love include;

- 4 great bedrooms, including a large master with en suite
- Stylish, spacious and light filled open plan living and dining
- A fabulous entertainers kitchen forming the heart of the home
- Contemporary family bathroom with bath and separate shower
- Separate second living or media room
- Lots of deck space, bathed in sun and perfectly set up for outdoor entertaining
- Well cared for section with established gardens and plenty of room for fun and play
- Large internal access garage with generous storage space
- Prime city end Karori location with sought after schools close by and zoned for both Wellington College and Wellington Girls College

Make no mistake this is a special home that you will want to make yours.

Visit johncallam.com/44-cooper-street for more information.

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Spacious, open plan living and dining. Beautiful polished timber floors. North west facing with outdoor flow to sunbathed deck.



A perfect retreat, the master suite is located on the lower level and offers plenty of space and beautiful en suite bathroom.



A second living space on the lower level gives plenty of options and could be a fabulous office, media room or just a quiet space—the choice is yours!



The living and dining moves seamlessly through to the kitchen and front entrance.



Bedroom 2 is a generous double with plenty of light and built in wardrobe.



The beautifully presented family bathroom has plenty of space with free standing shower, separate bath and toilet discreetly positioned behind the feature sliding glass door. There is a gas hot water system.



The sleek, contemporary kitchen is perfectly set for entertaining with plenty of room and good benchspace.



Bedroom 3 is a double size with built in wardrobe and looks out onto the back section and deck.



The back section is a real sun trap and you'll enjoy the benefits of the productive, raised veggie beds and when the work is done there's space to relax and unwind.



Generous storage is another key feature of this fabulous kitchen with a large pantry ready to supply a busy family! The bench tops are laminate and the cabinetry is a top quality lacquer finish.



Bedroom 4 is a very generous single and is west facing with built in wardrobe storage.



With summer coming the good sized deck at the back looks over the lawn and garden and is the perfect spot for the coming barbeque season!

