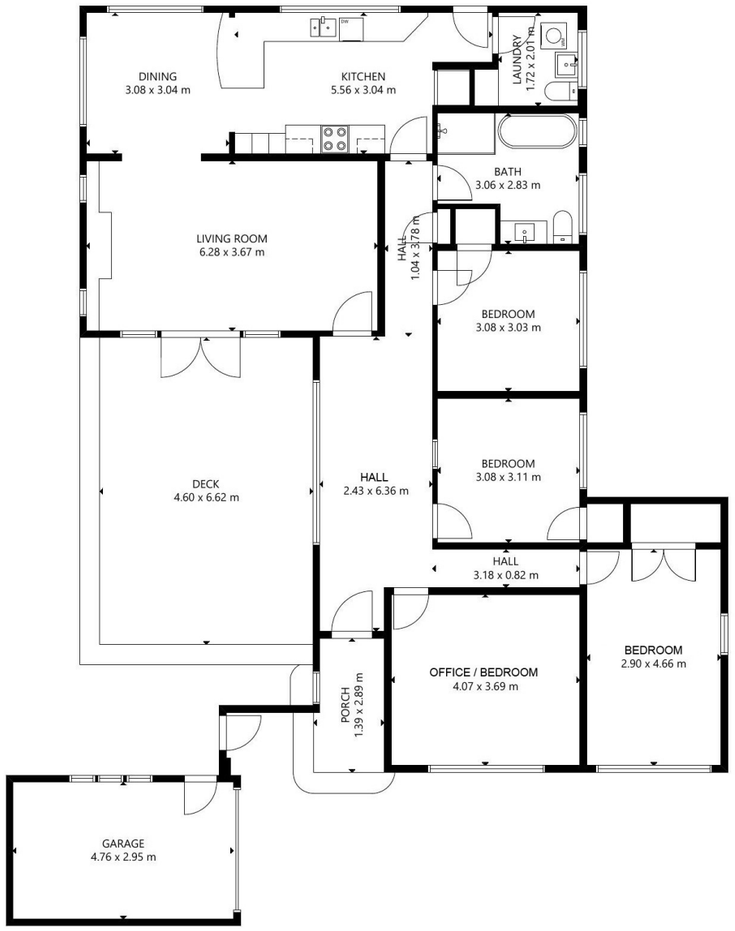

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

This information has been supplied by the vendor or the vendor's agents. Accordingly Ray White Leaders is merely passing over this information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extend permitted by law Ray White Leaders does not accept any responsibility to any person for the accuracy or use of the information herein.

Legal Description	LOT 2 DP 17068 *
Floor Area	150 sqm (approximately)*
Land Area	543 sqm (approximately)*
Rateable Value	$860,000*
WCC Rates	$4507.63 pa*

* Source—Property Guru, WCC

For sale by Tender:
Closing: 12pm Wednesday 6th October 2021
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.

John Callam
M: 027 223 3126
E: john.callam@raywhite.com

87 Campbell Street

Karori

Karori Family Opportunity!

Your chance to secure a fabulous family home on one of Karori's more popular streets is right here! From the first moment you'll know that this is a special home with opportunities aplenty for you to make it your own and create family memories for years to come. Just some of what you are going to love include;

- 4 great bedrooms, or 3 with a second living space of home office
- Spacious, sunny living area opening out on the sheltered deck
- Generous, well appointed kitchen ready to cater for the whole family
- Contemporary bathroom with bath and separate shower
- Sunny, courtyard style deck area set up for outdoor entertaining
- A secure, flat back section with room for fun and play
- Single garage with plenty of additional off street parking
- Prime Karori location with sought after schools close by and zoned for both Wellington College and Wellington Girls College

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

Visit johncallam.com/87-campbell-street for more information.

Wide, generous entrance and hallway with polished timber floor. Large windows giving lots of natural light and looking out to the sunny deck.

The generous galley style kitchen has plenty of room and plenty of storage space. It flows through to the dining area and is well appointed with integrated dishwasher, wall oven, cooktop and rangehood. Glass splash backs and the timber floors complete the picture

The main bedroom is a very generous size with good natural light and a generous built in double wardrobe. Carpeted floor.

Spacious living area flowing round to the dining space. Beautiful, richly coloured timber floor

Looking back through the kitchen toward the back door that opens out on to the flat back section. There is also a separate laundry which includes an additional toilet.

The large home office could very easily also become a 4th bedroom, a second living area or carry on it's role as the place of work while at home. Built in book shelves running wall to wall give plenty of storage. Polished timber floor.

Looking from the living area out to the deck which is accessed via the French doors

The dining area between the kitchen and living areas is full of light and looks out onto the rear section.

Bedroom 2 is good size double with good natural light and a single built in wardrobe. Carpeted floor.

With summer coming the large deck, well positioned to catch the sun, will be the perfect spot for entertaining or just relaxing

The beautifully presented contemporary family bathroom has plenty of space with a roomy shower, separate bath and a toilet There is a gas hot water system.

Bedroom 3 is good size double with good natural light and a single built in wardrobe. Carpeted floor.

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