



Proud to be here

Presenting

# 35 Cameron Street New Plymouth



### Legal Description

PT LOT 3 DP 3748 TNH3/616

### Capital/Rateable Value

\$940,000

### Land Area

811 m<sup>2</sup>\*

### Land Value

\$870,000

### Floor Area

180 m<sup>2</sup>\*

### Improvement Value

\$70,000

### Building Age

1924

### Heating

Gas Heating - Lounge, Heat Pump

### Tenure

Freehold

### Insulation

Ceiling - Wise Insulation

### Roof

Decramastic over Iron

### Joinery

Timber



4 1 2 2

Marketed by



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## Top Location - Love it or Landbank?

You will love this sunny and spacious 1920's Californian Bungalow well sited to capture all day sun on a section of approx. 811m2.

This top inner-city location allows the convenience of easy access to so many amenities and Boys High School is just a short walk away.

Prepare to be wowed by the stunning leadlight windows, spacious rooms, ornate plaster ceiling, native timber detailing and polished timber floors. The ceiling height of approx. 3 meters adds to the airy, spacious feel this lovely home has to offer you.

There is room inside and out for the whole family with four bedrooms and two spacious living areas.

A family-friendly second toilet and shower are available in the large laundry behind the kitchen.

Outside there is a good double garage with offstreet parking and even space for the motorhome. The vege beds are ready and producing, and the fruit trees are too many to list.

Come see for yourself. Don't delay, call today to make your appointment to view.

## For Sale

Buyers \$995,000+

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  1
  2
  2

**Address** 35 Cameron Street, New Plymouth  
**View** By appointment  
**Web** [pb.co.nz/NPU169682](http://pb.co.nz/NPU169682)

