



Bedrooms:3

Bathrooms:2

Garages:1

Charming Bungalow

11 Hill Street, Eltham, South Taranaki

Price: Buyer Enquiry Over \$650,000

Nestled in a serene location, 11 Hill Street, Eltham, presents a charming bungalow that seamlessly combines comfort and practicality. With an array of enticing features both inside and out, this property is sure to captivate the discerning buyer.

Stepping inside, you are greeted by the elegance of rich timber features and flooring, creating a warm and inviting atmosphere. The spacious living areas provide ample room for relaxation and entertaining, while the window seats offer a cozy spot to curl up with a good book or simply admire the surrounding beauty. The separate kitchen, flooded with natural light, leads seamlessly into the carpeted formal dining room, ideal for hosting family and friends for special

occasions. Additionally, there is a separate carpeted lounge area to retreat to for some quiet time.

This bungalow has been thoughtfully designed to cater to all needs, including wheelchair accessibility. Underfloor heating with vents to all rooms ensures comfort throughout the year, while the insulated ceiling and underfloor guarantee energy efficiency.

The property boasts three well-appointed bedrooms; a family bathroom offering separate shower and bath, vanity, and toilet; an en-suite of the master with a wet floor shower, vanity, and second toilet; and there is a separate third toilet off the back porch - all of this catering to your convenience.

Outside, the bungalow delights with its colonial wooden windows and established grounds. Enjoy the elevated rural and mountain views from your doorstep, creating a picturesque setting that will leave you captivated. The native and fruit trees dotting the landscape attract beautiful Tui's, filling the air with their melodic birdsong.

With local amenities just a short walk away, you can easily access everything you need within 10 minutes, making day-to-day errands a breeze.

Arrange a viewing today and experience the allure of this stunning bungalow for yourself. Call now to secure your piece of paradise.

Ref: EL00637

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