

127 Linton Street, **Central/West End**

 **3+**  **1**  **1**

Buyers \$560,000+

Floor/Land Size:

Floor: 107m2 (+/-)

Land: 443m2 (+/-)

Charming Villa in West End

Offering, charm, character and an unbeatable West End location—this gorgeous 3-bedroom villa is just what you've been looking for! Sitting proudly on an easy care 443sqm section, it's just a short stroll to the CBD, with the Victoria Esplanade and beautiful river walkway right at your fingertips.

A beautiful blend of heritage and function, this impressive home features three spacious bedrooms, a study, as well as a flexible separate studio—giving you even more options for guests, hobbies, or working from home. It has wonderful classic villa features, including a lovely covered front porch and beautiful timber ceilings, give this home its signature charm and warmth.


The open plan living and dining area is full of heart, with high ceilings, a heat pump and a relaxed, welcoming feel. The formal dining area is equally impressive, with room for a large family dining table making it perfect for dinner parties and family celebrations. The kitchen is perfectly positioned just off the dining area, with all classic styling and all the space you need.

This lovely turn of the Century home has three bedrooms beautifully proportioned bedrooms with fabulous timber ceilings and real charm. There's also a handy home office and a studio space giving you extra flexibility.

Favourable schooling options nearby, being in-zone for multiple schools including PNBHS, PNGHS & PNINS.

Rates: PNCC: \$3,601.21
+ HORIZONS: \$606.48 = \$4,207.69

Mike Dixon

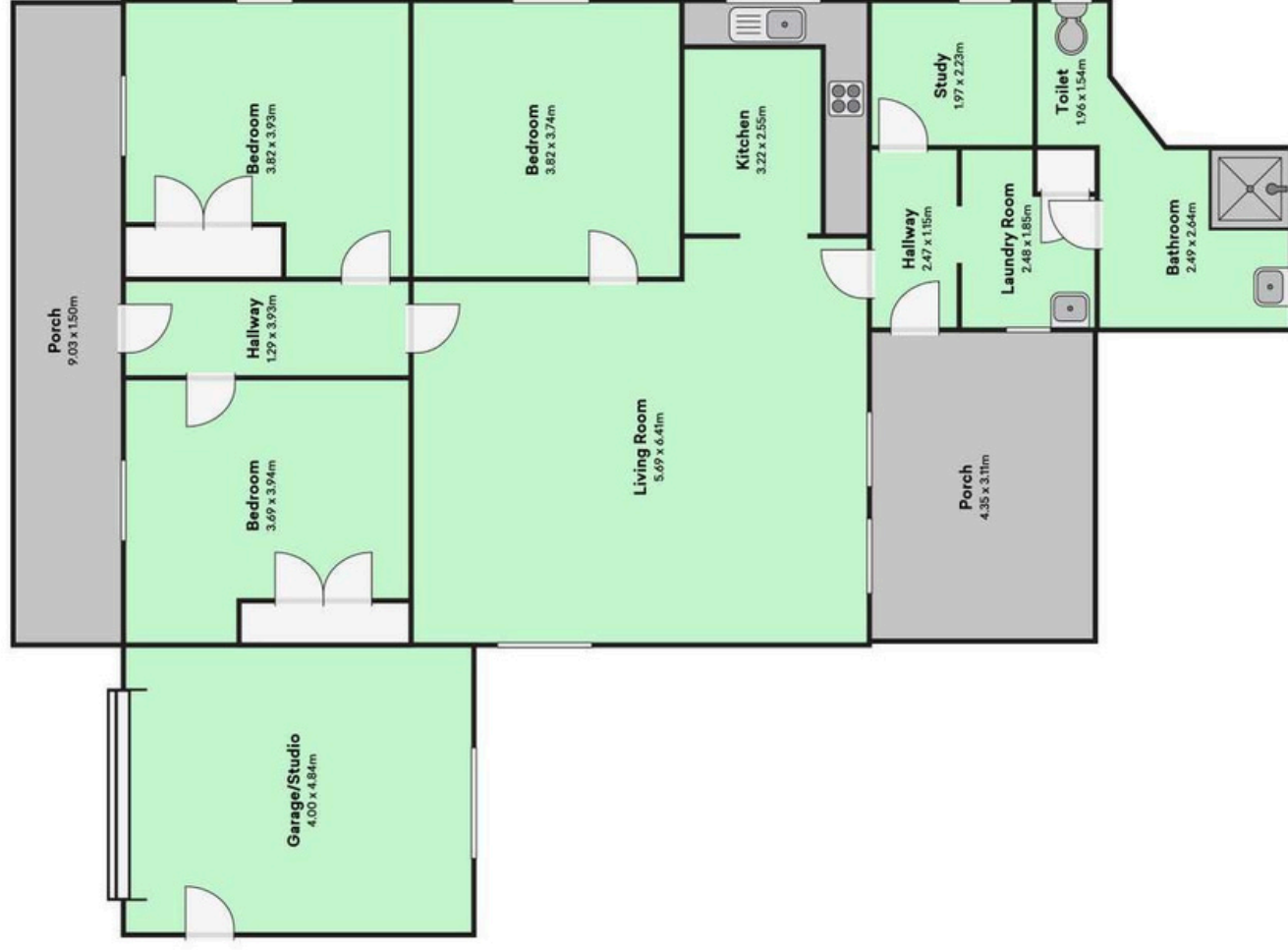
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Licensed Branch Manager (REAA 2008)



-  Palmerston North
-  Manawatu, Tararua,
-  Rangitikei
-  Residential
-  Lifestyle



ARIZTO

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Disclaimer: drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally, and floor areas reflect this. Measurements should be verified by the buyer.