

# Arizto Real Estate

The smarter way forward

## SIGN UP

- ✓ No upfront costs
- ✓ No sale, no fee
- ✓ Experienced agent
- ✓ Local support

## ON MARKET

- ✓ Open homes
- ✓ Agency app
- ✓ Seller's dashboard
- ✓ Ongoing support

## MARKETING

- ✓ No fee
- ✓ Photography
- ✓ Videography
- ✓ Online Marketing
- ✓ Floor Plan
- ✓ Rental appraisal

## SOLD

- ✓ <sup>+GST</sup> Commission\*

Thinking of selling?  
Contact me for your **FREE**  
market appraisal.

\*Admin Fee + T&C's Apply

Arizto Ltd. Licensed REAA 2008

## Property Information

Certificate Of Title	OTA1/125
Rates	\$3,466.79 per annum
ORC	\$378.15
CV	\$470,000
Building Area	105m2 (approx)
Land Area	1251 m2 (approx)
Roof	Long Run
Joinery	Single Glazed
Exterior	Brick,roughcast
Local Authority	Dunedin City Council
Chattels	

Extractor Fan, Heat Pump,Lght Fittings,Stove ,Domed Glasshouse,Bathroom Wall Heater,Hall Way Heater

**Note:** Contents of this information sheet do not form part of the contract for sale and purchase. While care has been taken in the preparation of this information, no responsibility is accepted for the accuracy of the whole or any part and interested parties should make their own enquiries to satisfy themselves in every respect.

For more information contact me



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Smarter Real Estate



# For Sale



13 Pratt Street,  
**Waikouaiti**



**Mandy Elliott**

027 228 6352

Arizto Ltd. Licensed REAA 2008

# 13 Pratt Street Waikouaiti

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Bring your builder ,painter and some elbow grease this home needs a little TLC. Have you been waiting for something you can improve instead of paying a premium for someone else's choices? This is that opportunity. Set on a full 1251 sqm section in Waikouaiti, this three-bedroom home gives you the bones, the layout, and the land to create something that properly reflects how you want to live.

The living room has extensive views of the everchanging Hawksbury wildlife lagoon. The kitchen and dining area is original but functional, with good proportions, plenty of cabinetry, a heat pump in place - and a built in fire ready for an update that will immediately lift the way this part of the home works day to day. The enclosed sun-room at the entry is a sheltered spot to welcome guests into the house.

All three bedrooms are set off the hallway, giving you a layout that's easy to live with while you make changes over time. Two include built-in wardrobes, and all benefit from natural light and timber floors that could be brought back to life. The bathroom includes a bath and vanity, with a separate shower room and separate toilet alongside - a practical setup that's worth keeping as you renovate. A separate laundry with its own access adds everyday convenience.

### Want more info?

Get in contact with me about viewings, or for copies of documentation for this property.

