

Presenting

## 28 Frederick Street, Makikihi



Proudly marketed by Julie-Anne Davidson & Dionne Haywood

Julie-Anne - 027 318 1780  
julianne@redhotrealestate.nz

Dionne - 027 548 7020  
dionne@redhotrealestate.nz

and the sales team at

**REDHOT** REAL ESTATE  
WAIMATE  
Licensed Real Estate Agent REAA 2008



## Charming Villa with Endless Potential...

Who doesn't love a villa with character and opportunity? This well-loved four-bedroom home is brimming with charm and endless possibilities - bring your vision to life today!

Inside, you'll find a spacious kitchen and dining area, a cozy lounge with a log fire and ranch slider leading to a sunny deck, plus a formal lounge at the front of the house featuring an open fire—perfect for relaxing on cooler evenings.

The modernized bathroom includes a bath, vanity, and toilet, while the separate laundry has a shower for added convenience. With ample storage throughout and updated insulation and wiring, this home offers both comfort and practicality.

Outside, the large 1,498m<sup>2</sup> fully fenced section provides plenty of space for gardens, pets, or future projects. Additional features include a double garage, shed, tunnel house, and hen house—ideal for those who love a bit of country living.

This property is situated in Makikihi, just off State Highway 1, and offers an easy commute to Waimate and Timaru.

Whether you're a DIY enthusiast, builder, or first-time buyer, this home is ready for your creative touch. You can transform this property into your dream home with some imagination, a paintbrush, and a few tools.

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## Property Information

**Property Address:** 28 Frederick St, Makikihi  
**Building Age:** Mixed  
**Floor Area:** 180 sqm (according to records)  
**Section Area:** 1,498 sqm Land (more or less)  
**Legal Description:** Lot 1 DP 320168  
**Certificate of Title:** 79798  
**Rates:** \$2,873.60 pa  
**Insurance:** Not Insured  
**Levels:** 1  
**Bedrooms:** 4  
**Lounge:** 2  
**Kitchen:** 1  
**Dining:** 1  
**Bathroom:** 1  
**Toilets:** 1  
**Laundry:** 1  
**Garage:** 2

**Exterior:** Weatherboard  
**Roof:** Corrugated Iron  
**Joinery:** Aluminium  
**Foundation:** Concrete Ring and Pile  
**Heating:** Wood Fire  
**Insulation:** Ceiling  
**Water:** Town Supply  
**Effluent:** Septic Tank  
**Power:** Mains  
**Telephone:** Available  
**Services:** Cell Reception  
**Lot Features:** Fully Fenced, Flat Land, Tunnel House, Hen House, Double Garage.  
**Proposed Chattels:** Floor Coverings, Light Fittings, Window Coverings, Stove — a full list to be confirmed with the Sale and Purchase Agreement.

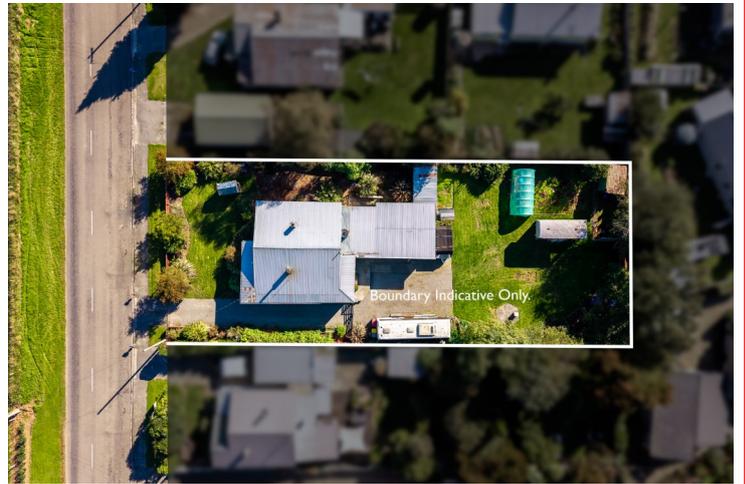
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**For Sale: \$380,000**



Contact Jules or Dionne today to discuss the property further or to organise viewings at your convenience.

Licensed Salespersons—RHRE Licensed REEA (2008)

*Whilst every care has been taken to compile this information to a high level of accuracy, property information has been sourced from the Vendor, Property Guru and other sources. Red Hot Real Estate recommends that individuals also complete their own enquiries to satisfy themselves on the accuracy of all aspects.*

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