



7A MARGATE STREET, WAIHOLA



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FRESHLY RENOVATED & MOVE IN READY!

 4  2  2  187 m²  692 m²

Set in the peaceful lakeside community of Waihola, this substantial family home has been recently modernised both inside and out, offering a stylish, low-maintenance lifestyle in a truly private setting.

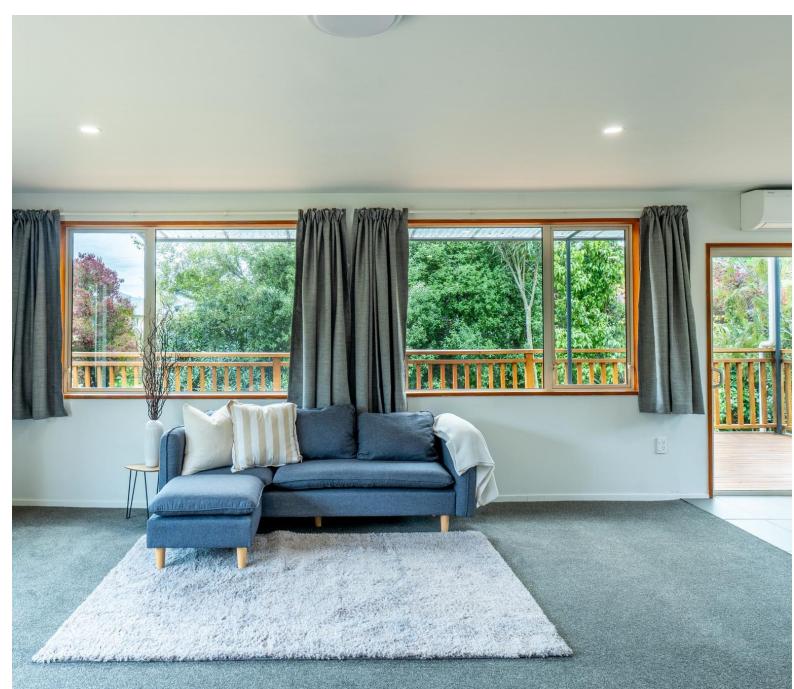
Surrounded by established trees, the home feels like a sanctuary. A wraparound deck with pergola creates the perfect space to relax or entertain, while seamless indoor-outdoor flow is achieved through two sets of sliding doors—one from the kitchen and one from the lounge.

Inside, the large open-plan kitchen, dining, and living area forms the heart of the home, complemented by fresh carpet throughout. A central hallway leads to four generous double bedrooms, all with built-in wardrobes. The master bedroom features a well-appointed ensuite with floor-to-ceiling tiles, while the main family bathroom includes a spa bath and underfloor heating. A separate toilet and separate laundry add to the home's practical layout.

The property is completed by a substantial garage, ample off-street parking, and a handy location, making this an ideal option for families or those seeking space, comfort, and privacy in a relaxed setting.







LEGALS

Land Area	692 m
Floor Area	187 m
Tenure	Freehold
Rateable Value	\$550,000
Land Value	\$200,000
Improvements value	\$350,000
Rates	Combined: \$4051.97
Council Zone	Urban Resource Area

ENERGY

Heating	Heat Pump
Insulation	Walls and Ceiling
Windows	Double Glazed
Water Heating	Electric

CONSTRUCTION

Year Built	Mixed
Exterior	Plaster
Roof	Iron

EDUCATION

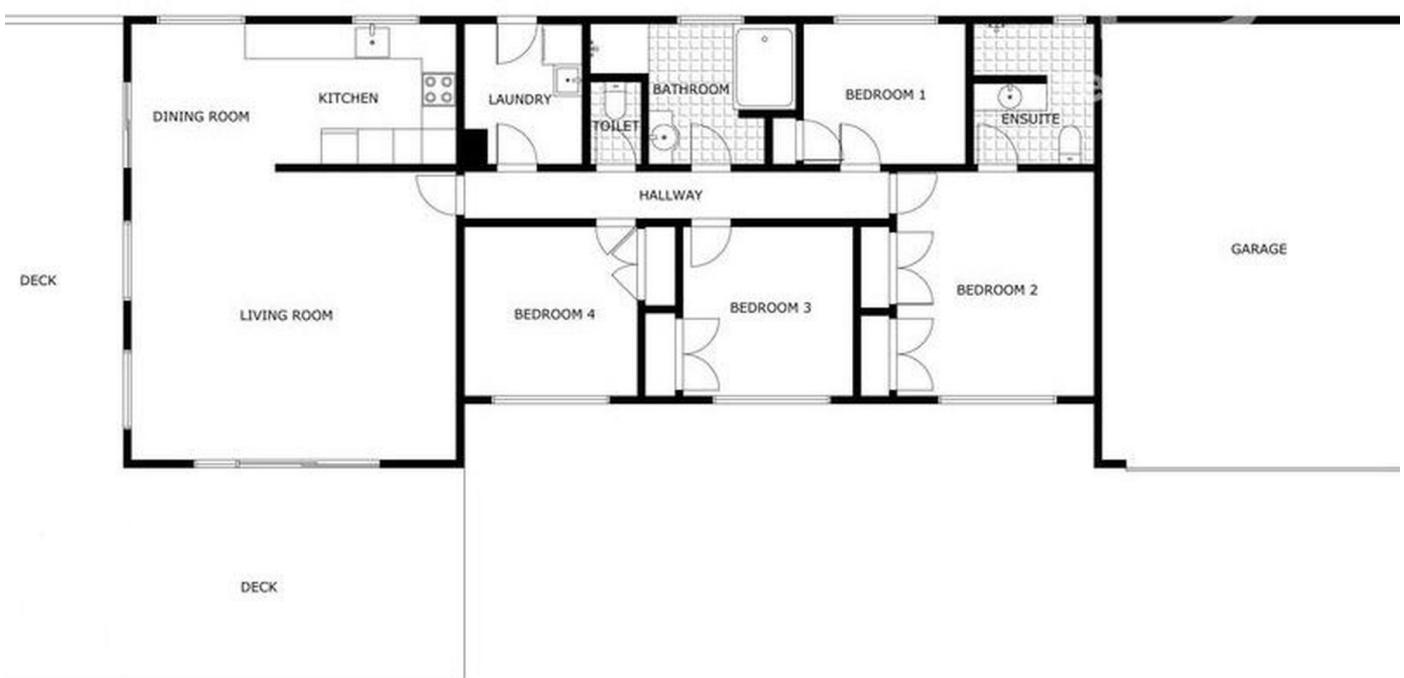
Primary	Waihola District School
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CHATTELS

Window treatments, electric oven, electric cooktop, extractor fan (bathroom), fixed floor coverings, heat pump, light fittings, range hood, smoke detectors.

NOTES

FLOOR PLAN



This floor plan is not to scale and is for illustrative purposes only.

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Be Real Estate is the vision of Chris Adams and Polly, two dynamic real estate professionals with diverse expertise and a shared passion for delivering outstanding results. Together, they bring a unique blend of skills, local knowledge, and unwavering commitment to serving the Otago community and beyond.

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