






173 tukapa street  
westown





## 173 tukapa street westown

 3  1  1  1  123 m<sup>2</sup>

## space to add value

Finding a solid home in a convenient location is becoming increasingly difficult. That's exactly what makes this Westown property worth a closer look.

Set on an easy-care site, this sturdy home offers 123m<sup>2</sup> of comfortable living with plenty of scope for future improvement. It's neat, liveable, and ready to move into today, while still leaving room for the next owner to add value over time.

Inside, the layout simply works. A generous separate lounge captures plenty of sun, while the dining room and kitchen sit alongside one another and connect easily for everyday living. Character timber flooring adds warmth to the dining area, and a heat pump keeps the home comfortable through the seasons. Three good-sized bedrooms all include wardrobes, the bathroom is functional, and the separate laundry adds extra practicality.

Outside, the grounds are easy to manage without sacrificing outdoor enjoyment. There's enough space for a garden, pets, or simply relaxing outdoors, while established greenery helps create a pleasant sense of privacy.

Whether you're searching for your first home, an investment, or a property where you can gradually add your own touches, this is a home with strong bones, an easy layout, and genuine potential.

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## property information

### legal

legal description: title to be issued

floor area: 123 m<sup>2</sup>

### property

built in: 1968

bedrooms: 3

bathrooms: 1

lounges: 1

garage: 1

cladding: weatherboard

roofing: new - steel/G-iron

heating/cooling: heat pump

hot water: electric

insulation:

walls - unknown, roof - new

fencing: partial

land contour: flat

internet: available

### reports & information

see move website

### water and sewage

town mains

### chattels

window treatments, clothesline, electric oven, electric stove, extractor fan 1 bathroom, fixed floor coverings, garden shed 1, heat pump and 1 remote, light fittings, range hood, smoke detector 1, ventilation system

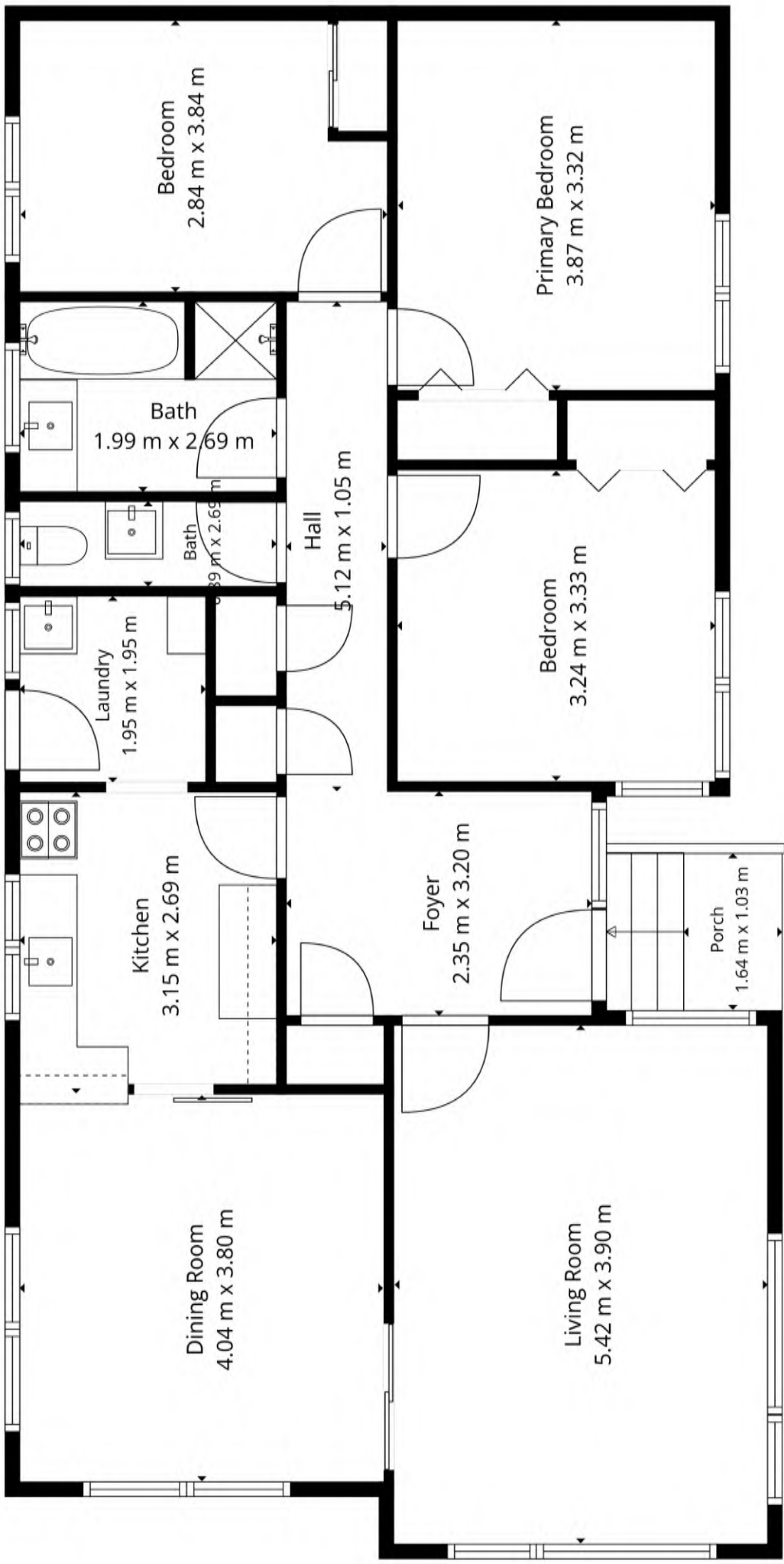
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**TOTAL: 113 m2**

1st floor: 113 m2

**EXCLUDED AREAS: PORCH: 3 m2, WALLS: 8 m2**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# title to be issued

For more information about this  
have a chat with:

**Darrell Paterson**

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proven results  
in Taranaki.

don't just take  
my word for it!



**14B Rennell Street, Frankleigh Park**

### Excellent advice and support.

Darrell has been excellent to deal with. He was honest and trustworthy throughout the entire process. He provided excellent advice and the entire process smooth throughout. I would highly recommend Darrell to sell our home again.  
*Scott & Hayley Walls (Vendor)*

### Purchase with confidence.

Thank you Darrell and Riley for your professional and well organized service. The information package for the property was very thorough and well prepared and both of you were very helpful and easy to communicate with. Would definitely recommend for both selling and purchasing a property. Thank you for making buying my new house a wonderful experience, much appreciated  
*Bronwyn Jefferies (Buyer)*



**22 Mercade Close, Stratford**  
**Highly Rated Agent**

Darrell Paterson sold our house within the time he said he would. Firstly he is a man of his word and sold the house in the timeframe he quoted to us. He is always very professional, great communication throughout and always very positive which we loved. Darrell is a highly rated agent by us and would recommend him to anyone who wants a sale. He has an approach to selling different to other 'old school' styles and this system works with great aplomb. Thanks again for a silky smooth sale Darrell. Living the dream!!  
*Jan & Linz Franklin (Vendor)*



**16A Links Drive, Waiwhakaiho**

We met Darrell on the of chance at an open home. He came across as very friendly and approachable. Very knowledgeable to the market conditions, good communicator and enthusiastic. One of those guys you wouldn't mind going for a beer with! Got the job done in a relatively short space of time. Highly recommend Darrell to any prospective buyers or sellers.  
*Andy and Leticha Irvine (Vendor)*

### Supportive, responsive and effective

We recently purchased a property with Darrell's help and couldn't be happier with the experience. He was very responsive throughout the process, always available to answer questions and provide guidance. Darrell's approach to negotiation was both effective and professional. Most importantly, he was careful and considerate at every step, making sure we felt confident and supported in our purchase.  
*Leanne and Stephen Hodge (Buyer)*



**13 Cargill Place, Frankleigh Park**  
**Excellent help**

Darrell and Riley were amazing help in selling my home. Definitely going above and beyond and still gave amazing help even after the sale. From start to finish they were always available when I needed help offering great advice and assistance with all aspects of the sale, from getting the house ready for the market to working through any issues that came up. I definitely recommend chatting to them when looking to sell your home.  
*Neil MacLean (Vendor)*

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