



Bedrooms:2

Bathrooms:1

Garages:1

## Convenient Low Maintenance Living

**7a Evelyn Place, Welbourn, New Plymouth**

**Price: SOLD**

Sitting on a quiet cul-de-sac, 7A Evelyn Place offers a private and tranquil oasis ready for immediate enjoyment.

Boasting two spacious bedrooms, each with built-in robes, plenty of storage, and the generously sized bathroom, this home embraces a sense of space and serenity. The separate laundry adds to the functionality of the space, while the light filled kitchen provides a number of option; enjoy as is, or modernise and add further value.

The open-plan living and dining area seamlessly connect with the kitchen, creating a

harmonious flow throughout the home. Enjoy the convenience of the fully enclosed north facing sunroom, perfect for simply relaxing and unwinding.

Privacy and security are paramount, with a fully fenced back yard ensuring the safety of children and pets. The single garage, accessible via an electric door, adds both convenience and peace of mind.

With a recent install of new carpet, flooring, modern roof, HRV system, and security window fixtures, this home offers a marvellous low-maintenance lifestyle.

Located in the heart of the coveted Welbourn suburb, this home is in close proximity to a number of vibrant amenities, including Pukekura Park just minutes away. For families, the property is surrounded by prestigious schools within a 1km radius, such as Welbourn Primary, St Pius X School, Highlands Intermediate, as well as New Plymouth Boys High School (1.6km).

If you are looking for an easy care property call NOW to make a time to view today.

**Ref: NP02582**

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