



## Matamata, 16 Totara Avenue

Price Removed...Make Your Offer!

This low maintenance brick home will appeal to many - families, downsizers or a great investment option! Situated in a quiet cul-de-sac within walking to all amenities, this property has a lot to offer.

The updated open plan kitchen/dining has been freshly painted and flows into the lounge space which is well heated by a large kent fire with wetback plus a heatpump providing all year comfort. The added bonus is the superb covered deck area off the dining room. Overlooking the back section, a great place to be in summertime and features UV protected glass on the roof.

There are three double bedrooms and a family bathroom with bath and stylish shower with showerdome. There is a separate toilet and good sized laundry.

The property has had all joinery replaced and is double glazed throughout and insulation



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
Negotiation

**View**  
Sun 4th May @ 1:45PM - 2:15PM

**Contact**  
**Michelle Carson**  
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**Corina Collins**  
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Corina.Collins@ljhooker.co.nz

**LJ Hooker Matamata**  
**07 888 5677**  
Link Realty Ltd



has been installed top and bottom plus recently added wall insulation. To top it off, this home is fully fenced, including a brand new side fence and new front gate soon to be added. There is a double garage plus attached carport and the section is tidy and low maintenance.

This one won't last long so call Michelle or Corina to arrange a viewing.

## More About this Property

Property ID	KQCHR1
Property Type	House
House Size	110 m <sup>2</sup>
Land Area	744 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

**Michelle Carson 021 154 0781**

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**Corina Collins 027 286 2588**

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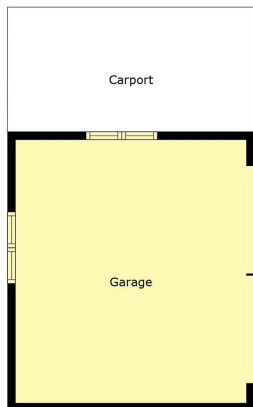
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Measurements Calculated Are Deemed Highly Reliable But Not Guaranteed.



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