



22 Findlater Street, Matamata

## Well-appointed family home with room for all

Beautifully presented property just minutes from medical facilities and walking distance from town, this home blends everyday convenience with wide family appeal.

Step inside to a thoughtfully designed layout featuring open-plan living and a spacious kitchen that flows easily into the dining area and conservatory - ideal for entertaining or relaxed family time.

The home boasts four generously sized three or four double bedrooms, with the main suite offering the luxury of a walk-in wardrobe. An additional versatile room serves perfectly as a rumpus or fourth bedroom, complemented by the convenience of a nearby toilet on the same level.

A dedicated office nook creates a practical spot for homework, hobbies, or working from home. The smart floor plan includes a bathroom with bath and vanity, a separate shower room, plus two additional toilets across different levels - designed to suit the needs of a busy household. A separate laundry further adds to the home's functionality.

Beautifully presented and filled with natural light, this property is move-in ready. A double garage with internal access ensures easy

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**FOR SALE**  
\$745,000

**VIEW**  
By Appointment

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 **LJ Hooker**

storage and security, while two garden sheds and an extra storage shed provide plenty of space for tools and equipment.

This is a wonderful opportunity to secure a spacious, well-appointed home in a highly sought-after location.

Don't miss your chance - book your viewing today or pop along to one of my open homes!

## MORE DETAILS

Property ID                   KT7HR1  
Property Type               House  
House Size                   132 m2  
Land Area                    716 m2  
Licensed Real Estate Agents (REAA2008)

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