



## Matamata, 22 Findlater Street

Great investment - strong rental return potential

Situated in a prime location near Centennial Drive and close to medical facilities, it offers both convenience and appeal. The home is ideal for families, featuring an open-plan living area and a spacious kitchen that seamlessly flows into the dining and conservatory spaces - perfect for entertaining or everyday living.

The house boasts four generously sized double bedrooms, including a standout main bedroom with a walk-in wardrobe. The additional flexible space, which can serve as a rumpus room or a fourth bedroom, comes with access to a toilet on the same level, offering great versatility.

For added functionality, there's a handy office nook, perfect for kids' homework or hobbies.

The layout includes a bathroom with a bath and vanity, a separate shower room, and two separate toilets on different levels - perfect for a busy household. A dedicated laundry



**For Sale**  
\$755,000

**View**  
Sun 4th May @ 2:00PM - 2:30PM

**Contact**  
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**LJ Hooker Matamata**  
**07 888 5677**  
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room further enhances practicality.

This well-maintained, light-filled property is beautifully presented and offers plenty of space for the whole family. The double garage, with internal access, ensures convenience and ample storage. Additionally, the property includes two garden sheds, and an extra storage shed, adding even more utility.

Overall, this is a fantastic opportunity to own a comfortable, well-designed home in a sought-after location with plenty of room to enjoy.

## More About this Property

<b>Property ID</b>	KT7HR1
<b>Property Type</b>	House
<b>House Size</b>	132 m <sup>2</sup>
<b>Land Area</b>	716 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Margaret Wright 0274 739 516**

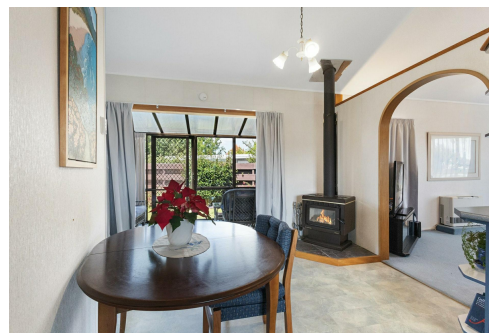
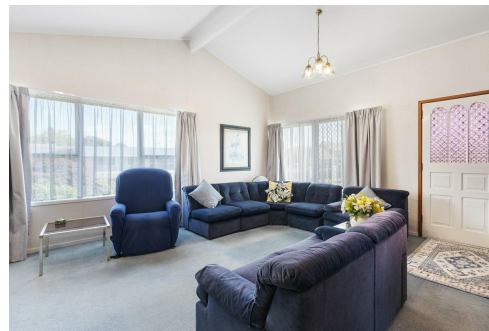
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