

## Matamata, 22 Findlater Street

Exceptionally presented in a sought-after location

Positioned in a prime spot near Centennial Drive and within close proximity to medical facilities, this home combines everyday convenience with broad family appeal. Designed with comfort and functionality in mind, it features an open-plan living area and a spacious kitchen that effortlessly connects to the dining and conservatory - spaces ideal for entertaining or relaxed family living.

The home offers four generously sized double bedrooms, including a standout main suite complete with a walk-in wardrobe. A versatile additional room can be used as a rumpus area or a fourth bedroom, enhanced by the convenience of a nearby toilet on the same level.

An office nook provides a practical space for homework, hobbies, or remote work. The thoughtful layout includes a bathroom with a bath and vanity, a separate shower room, and two separate toilets across different levels - perfect for accommodating a busy household.



**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**  
\$755,000

**View**  
By Appointment

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



A separate laundry room further adds to the home's functionality.

Beautifully maintained and filled with natural light, this property is ready to welcome its next family. The double garage with internal access offers ample storage and convenience, while two garden sheds and an additional storage shed provide even more space for tools and equipment.

Overall, this is a fantastic opportunity to secure a spacious, well-appointed home in a highly desirable location.

Don't miss out - book your viewing today or drop by during one of my scheduled open homes!

## More About this Property

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

**Margaret Wright 0274 739 516**

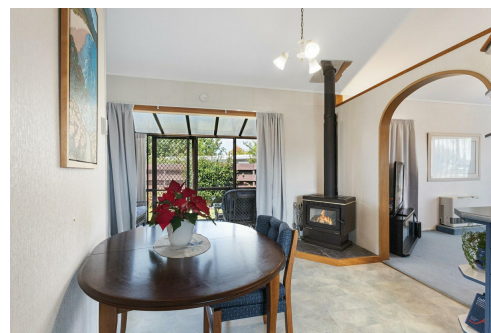
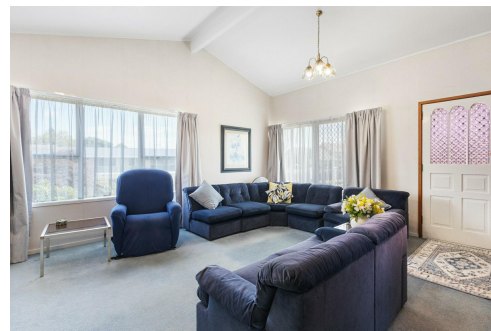
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