



## Matamata, 34 Tawari Street

### Charming And Practical Home With Road Appeal

This delightful 140sqm home sits on a low-maintenance 666sqm (more or less) section, offering great street appeal and a fully fenced backyard - perfect for children and pets.

The kitchen and dining area provide a lovely outlook to the road, while the spacious lounge extends to a front and side veranda-style seating area, ideal for relaxing or entertaining. A Kent-style log burner ensures cosy warmth during winter.

The home features two double bedrooms and one single, all with built-in wardrobes and a neutral decor. The bathroom includes a shower and toilet, complemented by an additional separate toilet for convenience. A new hot water cylinder and a separate laundry add to the home's practicality.

Enjoy the privacy of the secluded backyard with multiple seating areas or unwind on the front patio and watch the world go by. The property offers generous parking options,

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**For Sale**  
\$680,000

**View**  
Sun 4th May @ 12:00PM - 12:30PM

**Contact**  
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**LJ Hooker Matamata**  
**07 888 5677**  
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including a carport, an oversized single garage, and a long driveway - perfect for cars, a caravan, or a trailer. Additional features include two garden sheds and a gazebo.

While the interior offers potential for modern updates, this home radiates warmth and comfort. Located on a sought-after street, close to town, it presents a fantastic opportunity as a rental investment with a great tenant in place or as a perfect first home.

Don't miss out-schedule a viewing today or come along to my schedule open homes!

## More About this Property

<b>Property ID</b>	KUZHR1
<b>Property Type</b>	House
<b>House Size</b>	140 m <sup>2</sup>
<b>Land Area</b>	666 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Margaret Wright 0274 739 516**

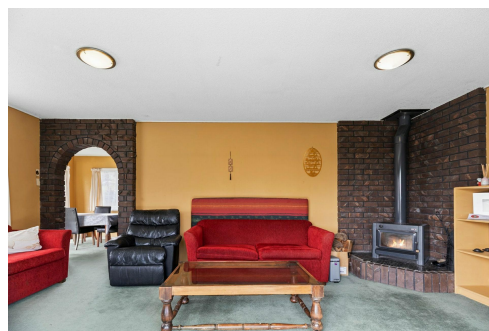
Sales Consultant | Margaret.Wright@ljhooker.co.nz

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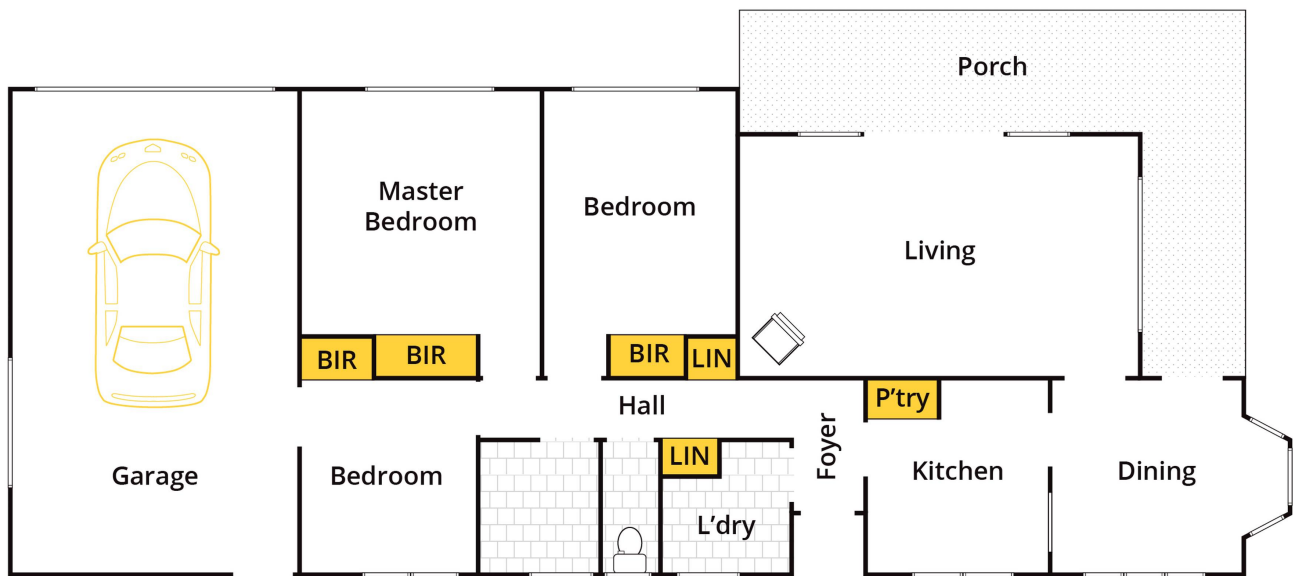
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Approx House Area 115m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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