



## Matamata, 6 Kiwi Street

### Character With Sleepout

Step back in time to the charm of the 1940's with this immaculate weatherboard home, neatly nestled in a peaceful cul-de-sac just a leisurely five-minute stroll from the heart of town. Sitting on an expansive 883m2 section (approx.), this property is not just a home; it's an investment in a lifestyle.

Boasting three generously proportioned double bedrooms, the master bedroom features a ranch slider leading to a private decking area, offering a tranquil retreat for those lazy Sunday afternoons. The open-plan living space seamlessly connects to a sunroom at the front of the house, providing a bright and airy ambiance throughout.

Experience modern comfort with the inclusion of a wood burner and HRV system, ensuring a cosy atmosphere year-round. The large family bathroom is a haven of relaxation, equipped with a shower, bath, and vanity, while a separate toilet adds convenience for busy mornings.



**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**  
\$649,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Matamata**  
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Link Realty Ltd

Completing the picture is a convenient carport plus a double garage that has been transformed into a sleepout. Perfect for accommodating teenagers or extra guests, this versatile space comes complete with a shower, vanity, and W.C., ensuring privacy and comfort for all.

Whether you're looking for an enchanting first home or a savvy investment opportunity, this property has it all. Embrace the character of the 1940's while enjoying modern amenities, and seize the chance to make this house your home. Don't miss out on this rare gem in a prime location!

## More About this Property

<b>Property ID</b>	KHEHR1
<b>Property Type</b>	House
<b>House Size</b>	104 m2
<b>Land Area</b>	883 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Corina Collins 027 286 2588**

Sales Consultant | Corina.Collins@ljhooker.co.nz

**Michelle Carson 021 154 0781**

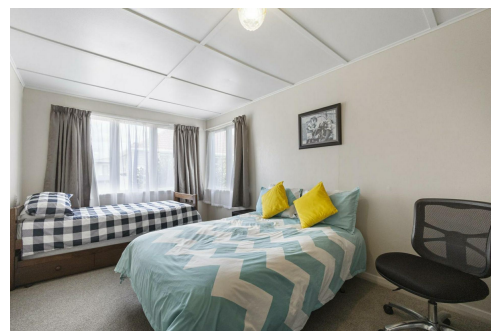
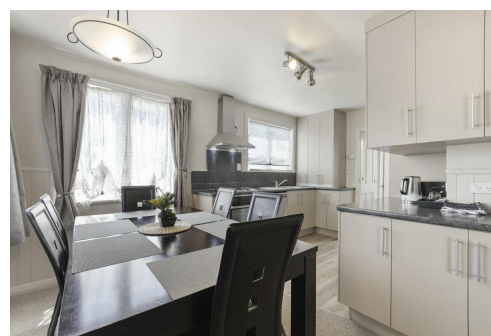
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