



37 Heather Green Avenue, Meremere

## Rural Views & Easy Living in Meremere

Set on a 640m<sup>2</sup> freehold section (more or less), 37 Heather Green Avenue is a well-presented home offering space, comfort, and lovely rural views in the heart of Meremere.

Featuring three generous double bedrooms and one bathroom, this is a property that's easy to live in now, with plenty of future potential.

Fully fenced for privacy, the home boasts multiple outdoor living areas and a large deck - perfect for entertaining, unwinding, or simply taking in the peaceful rural outlook. Whether you're a first home buyer, investor, or someone looking for a smart, low fuss purchase, this property ticks the right boxes.

Owned by the same vendors for over 20 years, the property has proven to be a solid and reliable investment. Currently tenanted, the occupants may be happy to stay on, offering potential rental income for investors, while the home would also suit owner-occupiers looking to move in and enjoy the space and setting. The generous section includes ample garaging and excellent off-street parking, ideal for extra vehicles, tools, or hobbies. With its comfortable condition and flexible potential, you can move in, rent out,

3  1  1 

**FOR SALE**  
Asking Price \$549,000

**VIEW**  
By Appointment

**AGENTS**  
David Best  
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david@ljh.nz

**AGENCY**  
LJ Hooker Ngaruawahia  
(07) 824 8601  
Twin Rivers Real Estate Limited

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

or lightly refresh at your own pace.

Conveniently located close to Meremere School and the local community centre, and just moments from SH1, the area offers easy commuting north or south along with a strong, friendly community feel. Nearby highlights include the Waikato River, Meremere Dragway, Hampton Downs Raceway and a short drive to Te Kauwhata Village for shops, cafés, and everyday amenities.

Contact the listing agent today to arrange your viewing.

David Best - Ph 0212237835  
LJ Hooker Ngaruawahia  
Twin Rivers Real Estate Ltd

## MORE DETAILS

Property ID 7S0HFH  
Property Type House  
House Size 90 m2  
Land Area 640 m2  
Licensed Real Estate Agents (REAA2008)

**David Best 0212237835**  
Licensed Salesperson | david@ljh.nz

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