



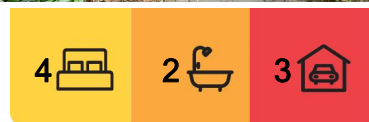
## Morrinsville, 35 River View Road

Generous Living, Prime Location

Discover the ultimate family home in the desirable location of 35 River View Road. This split-level brick beauty offers ample space and versatility. 230m<sup>2</sup> (approx) designed to accommodate all your needs and more.

Features:

- Ground Floor: A spacious and practical layout with modern kitchen, dining room, two large separate living rooms, all seamlessly flowing to an inviting paved outdoor space - perfect for entertaining. Additionally, this level includes a bedroom, bathroom, separate toilet, office, laundry room & garage access.
- Upper Level: Upstairs, you'll find a generous family bathroom, separate toilet, three more bedrooms, including an oversized master, two large walk-in linen cupboards complete this floor, ensuring ample storage for the whole family.
- Outdoor Living: Set on a generous 1067m<sup>2</sup> section, the property boasts an internal access double garage, a large carport, a garden shed, and plenty of off-street parking -



**For Sale**  
NOW \$879,000

**View**  
By Appointment

**Contact**  
**Jasie Good**  
027 757 0918  
jasie@ljhmo.co.nz



**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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**(07) 889 8015**  
Central Waikato Realty Limited

ideal for multiple vehicles, a boat, or even a campervan. The outdoor spaces provide plenty of room to relax, play, and garden.

With a welcoming atmosphere, abundant flexible spaces, and significant potential, this home has everything you need for a lifetime of memories.

Don't Miss out on this exceptional opportunity.

Call Jasie today to arrange a viewing.

## More About this Property

<b>Property ID</b>	FPKGEW
<b>Property Type</b>	House
<b>House Size</b>	230 m <sup>2</sup>
<b>Land Area</b>	1067 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Jasie Good 027 757 0918**  
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