



## Morrinsville, 70 Moorhouse Street

### Gorgeous Cottage - A Hop & Skip From Town!

Step inside this adorable 3-bedroom gem with all the charm of the early 1900's and the comforts of today! Neat and tidy open plan living with heat pump, a shower over bath & separate toilet. Together with a fully fenced section, this one is too cute to miss!

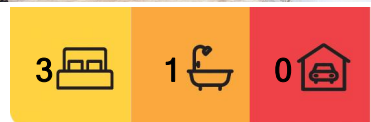
A heat pump keeps things cosy year-round, while the updated bathroom features a shower over bath - perfect for busy mornings or a relaxing soak - along with the convenience of a separate toilet.

Set on a fully fenced section, this home is perfect for children, pets, or simply enjoying your own private outdoor space. A few young fruit trees have been newly planted along the side of the home, offering a future bounty of homegrown goodness.

The location is a true winner - just a short stroll to local supermarkets, parks, and the town centre. Families will love the proximity to schools of all levels, from kindergarten through to



**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.



**For Sale**  
NOW \$583,000

**View**  
[ljhooker.co.nz/FTKGEW](http://ljhooker.co.nz/FTKGEW)

**Contact**  
**Julie Wood**  
021 815 192  
[juliewood@ljhmo.co.nz](mailto:juliewood@ljhmo.co.nz)

**LJ Hooker Morrinsville**  
**(07) 889 8015**  
Central Waikato Realty Limited

high school, making the morning school run a breeze.

Whether you're looking to get a foot on the property ladder or searching for a solid investment with great appeal, this cutie ticks all the boxes. It's sure to be snapped up quickly!

Calling all first home buyers and investors, here's your opportunity! This one won't last. Call Julie to make an appointment to view NOW!

## More About this Property

<b>Property ID</b>	FTKGEW
<b>Property Type</b>	House
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Julie Wood 021 815 192**  
Residential Sales | [juliewood@ljhmo.co.nz](mailto:juliewood@ljhmo.co.nz)

**LJ Hooker Morrinsville (07) 889 8015**  
Central Waikato Realty Limited  
49 Studholme Street, MORRINSVILLE 3300  
[morrinsville.ljhooker.co.nz](http://morrinsville.ljhooker.co.nz) | [office@ljhmo.co.nz](mailto:office@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.

**LJ Hooker Morrinsville**  
**(07) 889 8015**  
Central Waikato Realty Limited