



13 Coenen Street, Ngaruawahia

Room for the family beside the Waipa River

Spacious Family Home with River Access - 1,290sqm Section




4 Bedrooms + Office | Large Fenced Section | Waipā River Boundary

Positioned on a generous 1,290sqm fully fenced section, this well-presented property offers space, versatility, and an attractive investment opportunity in the heart of Ngaruawahia.

Freshly updated with new interior and exterior paintwork and new floor coverings throughout, the home is ready for its next owners to enjoy.

Property Features:

- 4 spacious bedrooms
- Separate office/Study or 5th room
- Combined kitchen and dining area
- Separate lounge for family living
- Separate bathroom and toilet
- Healthy homes compliant with recently installed heat pump
- Detached garage
- Large fully fenced section providing security for children and pets

4  1  1 

FOR SALE

Asking Price \$719,000

VIEW

Sun 21st Jun @ 1:45PM - 2:15PM

AGENTS

Shayne O'Hagan

021 975 932

shayne@ljh.nz

AGENCY

LJ Hooker Ngaruawahia

(07) 824 8601

Twin Rivers Real Estate Limited

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**

•Section leads down to the picturesque Waipā River

Whether you're looking for a home for a growing family, your first step onto the property ladder, or a solid investment, this property delivers.

Currently tenanted at \$650 per week, providing immediate rental income for investors seeking a reliable addition to their portfolio.

Enjoy the benefits of a large section, riverside setting, and convenient access to local schools, shops, and amenities, all within easy reach of Hamilton and the Waikato Expressway.

Opportunities like this are increasingly hard to find. Contact us today to arrange a viewing and discover the potential this property has to offer.

Call Shayne 021-975 932 to view
LJ Hooker Ngaruawahia
Twin Rivers Real Estate Ltd

MORE DETAILS

Property ID 7URHFH
Property Type House
House Size 129 m²
Land Area 1290 m²
Licensed Real Estate Agents (REAA2008)

Shayne O'Hagan 021 975 932
Compliance Officer / Business owner | shayne@ljh.nz

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