



## Ngaruawahia, 15B Duke Street

Welcome to your dream home!

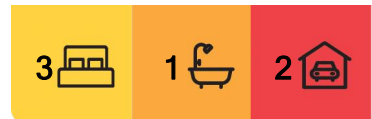
You can buy good neighbours when you buy this beautifully presented 3 or 4 bedroom residence 136m<sup>2</sup> (more or less) sits on a 514m<sup>2</sup> section, perfect for first home buyers or professional couples looking for a modern yet comfortable living space. Situated down a quiet shared driveway.

A bright, open-plan living area that connects to a modern kitchen, which includes a pantry, rangehood, waste disposal unit.

The wooden flooring adds warmth and character, making it an inviting space, and very easy care for the pets or family. Decks off both the dining and living room add to the space. Enjoy the convenience of double internal access garaging, big enough for the largest of cars, and the laundry area.

With the potential to convert this home back into a 4-bedroom layout, it's a flexible option to suit your changing needs.

Stay comfortable year-round with air conditioning for cooling in the summer and heating in the winter, plus an HRV system ensuring fresh, clean air throughout.



**For Sale**  
\$749,000

**View**  
Sun 6th Oct @ 3:15PM - 3:45PM

**Contact**  
**Paula Jelaca**  
027 227 4842  
paula@ljh.nz



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

**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.

The fully fenced yard offers a safe haven for kids and pets to play freely, giving you peace of mind while you enjoy outdoor activities.

Located just a short commute to Hamilton or Auckland, this home combines suburban living with easy access to all the city amenities.

Vendors are relocating due to work and reluctantly offer this home for sale.

Sharply priced at \$749,000-schedule a viewing today!

## More About this Property

<b>Property ID</b>	72UHFH
<b>Property Type</b>	House
<b>House Size</b>	136 m <sup>2</sup>
<b>Land Area</b>	514 m <sup>2</sup>
<b>Including</b>	Toilets (1)
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Paula Jelaca 027 227 4842**

Licensed Salesperson/Director | paula@ljh.nz

**LJ Hooker Ngaruawahia (07) 824 8601**

Twin Rivers Real Estate Limited

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