



Ngaruawahia, 15B Duke Street

New Home for Christmas

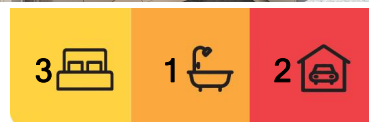
You can buy good neighbours when you buy this beautifully presented 3 or 4 bedroom residence 136m² (more or less) sits on a 514m² section, perfect for first home buyers or professional couples looking for a modern yet comfortable living space. Situated down a quiet shared driveway.

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. With a family bathroom plus an additional toilet, this makes for family harmony.

Stay comfortable year-round with air conditioning for cooling in the summer and heating in



For Sale
By Negotiation

View
By Appointment

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 winter, plus an HRV system ensuring fresh, clean air throughout.

The fully fenced yard offers a safe haven for kids and pets to play freely. The swimming pool and sauna can be included in the sale for you to further enjoy this great property.

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.

Schedule a viewing today!

More About this Property

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

Paula Jelaca 027 227 4842

Licensed Salesperson/Director | paula@ljh.nz

LJ Hooker Ngaruawahia (07) 824 8601

Twin Rivers Real Estate Limited

22 Galileo Street, NGARUAWAHIA NZ 3720

ngaruawahia.ljhooker.co.nz | info@ljh.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 Ngaruawahia

(07) 824 8601

Twin Rivers Real Estate Limited