



## Ngaruawahia, 18 King Street

### Budget-friendly Blue Beauty

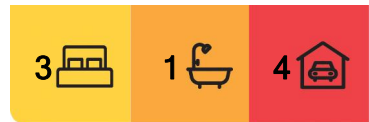
This home is more than meets the eye: a sweet-looking cottage from the outside, but it offers more space than you'd expect and just a touch of elegance as well.

This 3-bedroom, 125m<sup>2</sup> home features a large living area adjacent to the classic stylings of the kitchen. The bedrooms are generous for the size of home, two of which step out onto the privacy of the back deck.

There is an ample heatpump for your comfort, while a monitored alarm is installed for your security. Also available on this property is a solar panel electricity system. The buyer has the opportunity to retain this by continuing the current owner's contract.

Indulge in luxury in the oversized bathroom featuring a spa bath, offering a serene retreat after a long day. This space is styled with romance in mind with black damask wallpaper meeting with white paneling. The separate laundry nearby offers the same elegance with the bonus of plenty of storage, keeping your lives in order while looking gorgeous.

A deck wraps around two sides of the home, enhancing the indoor-outdoor living experience and allowing you to follow or escape the sun depending on your preference.



**For Sale**  
\$615,000

**View**  
[ljhooker.co.nz/75AHFH](http://ljhooker.co.nz/75AHFH)

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



The back deck is enclosed for greater sun-shade, but you can choose whether this cladding stays or not once you've made this home yours.

The generous-sized double car garage is 6.9 meters deep, giving ample space for the car enthusiast or for hobby work.

Outside, picturesque landscaping frames the property. The large backyard is sectioned by this planting and hides 4 garden sheds available for storage and convenience. The 1,032m2 section adds presents opportunities for subdivision or creating a sprawling haven for family activities. With the property being fully fenced for your children and animals can roam without worry.

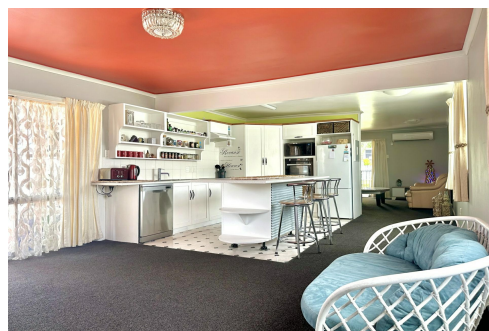
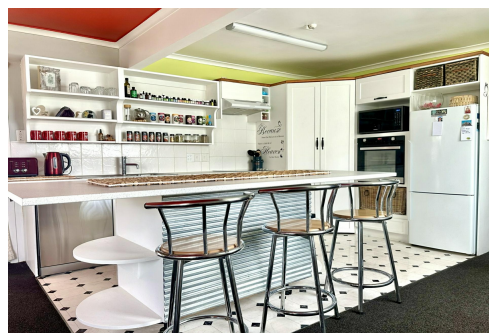
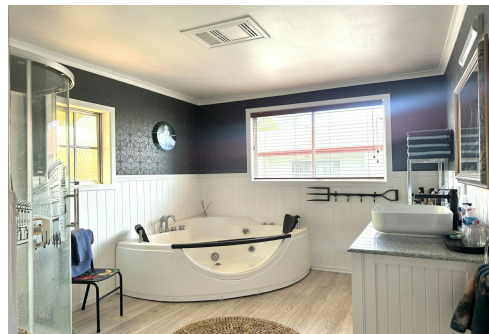
At just 12 minutes from the edge of Hamilton, you are not far from the conveniences of the city, with the peace a small community offers.

## More About this Property

<b>Property ID</b>	75AHFH
<b>Property Type</b>	House
<b>House Size</b>	125 m <sup>2</sup>
<b>Land Area</b>	1032 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Tess Fleming 021 039 1637**  
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