

SOLD

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Ngaruawahia, 23 King Street

New Year New Start

What a wonderful way to start. Whether you are Starting Out or Starting Over, this home has been beautifully renovated to capture the original home's best features and make for comfortable modern living.

With a new kitchen, new bathroom, new roof, new plumbing, mostly rewired, some recladding, new jackpiles, some king piles replaced, all bearers replaced, insulation in roof and underfloor, vapour barrier, new deck, new patio, new wood shed, new downpipes and spouting, new carpet and lino, repainted inside and out, you might even consider it is new.

On a freehold 450m² section, this section is small enough to manage but large enough to enjoy.

Enjoy the fire inside in winter and the fire pit outside in the summer. This home is



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.

3

1

2

For Sale

\$549,000

View

ljhooker.co.nz/74NHFH

Contact

Paula Jelaca

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paula@ljh.nz

LJ Hooker Ngaruawahia
(07) 824 8601

Twin Rivers Real Estate Limited

set up for cozy living and extends outside for great private entertaining.

Open plan living areas, with rose gold and wooden accents through the kitchen and bathroom give a touch of class. With a large main bedroom and two smaller rooms, live in comfort with space for kids, guests or work from home options.

Conveniently situated 15 minutes from Hamilton and with easy access to the expressway to Auckland and South. This property ideal as your own home or if you are an investor the rental appraisal on this property is \$570/wk to \$600/wk. So you do the maths.

Call Paula for an opportunity to view.

More About this Property

| | |
|---|--------------------|
| Property ID | 74NHFH |
| Property Type | House |
| Land Area | 450 m ² |
| Licensed Real Estate Agents (REAA2008) | |

Paula Jelaca 027 227 4842

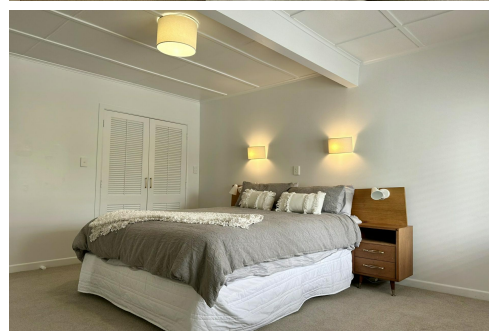
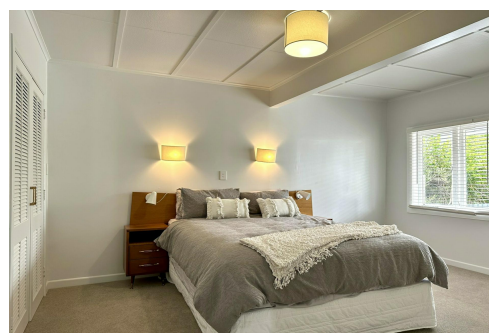
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