



## Ngaruawahia, 35-37 Old Taupiri Road

Large Families Look Here!!

This 2,871m<sup>2</sup> riverside property in Ngaruawahia offers an incredible opportunity to enjoy spacious living with views of the Waikato River and Hakarimata Ranges. With a versatile layout, multiple living areas, five to six bedrooms, three bathrooms, extensive storage, this home is perfect for large families, multi-generational living, or those simply seeking extra space.

Inside, the home begins with a large open-plan kitchen, dining, and lounge area. The kitchen is well-equipped with a huge walk-in pantry/scullery, large oven with gas hobs and dishwasher, making it ideal for entertaining. The lounge is kept warm and inviting by a cosy wood fire, with a heat transfer system ensuring heat flows throughout the home.

The first wing of the home features three generous bedrooms, the main bathroom with both a bath and shower, and a separate toilet. Two large bedrooms, one with an ensuite, the smallest room is currently used as an office. There is an extra-large double garage, which includes space for a workshop, additional storage is provided with two extra rooms, one of which has a handbasin, perfect for washing up after working outdoors or in the



**For Sale**  
\$895,000

**View**  
[ljhooker.co.nz/7GBHFH](http://ljhooker.co.nz/7GBHFH)

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**LJ Hooker Ngaruawahia**  
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Twin Rivers Real Estate Limited

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shed.

The second wing of the home offers flexibility with either three additional bedrooms or two bedrooms and an extra living area. The main suite in this section includes a walk-in robe and ensuite, while another room opens onto sunny decks, providing a perfect space to relax and enjoy the scenery.

The large residential section is designed for entertaining, complete with a barbecue and entertainment area. The property benefits from dual access, with entrances from two different roads, adding to its convenience. A three-bay farm/wood shed provides further storage or workshop space.

With incredible views of the river and ranges, this home offers an unbeatable combination of space, practicality, and potential. Located just a short walk to town and public transport, it is a perfectly serviceable home that could shine even more with a little refresh.

Don't miss out on this rare opportunity-schedule your viewing today!

## More About this Property

<b>Property ID</b>	7GBHFH
<b>Property Type</b>	House
<b>House Size</b>	220 m2
<b>Land Area</b>	2871 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Paula Jelaca 027 227 4842**

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