






4 Flemings Way, Ngaruawahia

## Family Christmas Cracker!!

This home has been relocated and fully renovated at 106m<sup>2</sup> the home offers modern living with a touch of original character. Elevated to capture stunning views of the Hakarimata Ranges and glimpses of the Waikato River. Beneath the home is lockable storage, and garaging along with a sheltered outdoor living area, in effect doubling your space.

This home has been renovated to create a home that feels brand new while, retaining its charming original features. The property has undergone a full repaint and complete reclad, and now includes brand new double glazed windows, fresh carpet and lino throughout, a stunning new designer kitchen fitted with sleek black appliances, and a fully renewed bathroom. All electrical work has been upgraded, including the fuse board and connections, and the home features new light shades, curtains, an exterior deck fan, and completely new plumbing. You'll also enjoy gas hot water and a gas hob, along with a new concrete driveway. With three large bedrooms, this has the making of a great family home. Situated off Old Taupiri Road, this is a great peaceful location on a good street. Making an easy commute to either Auckland or Hamilton. Walking/cycling distance to town, and buses.

Realistically priced to be gone by Christmas Call Paula now on

3  1  3 

### FOR SALE

Asking Price \$729,000

### AGENTS

Paula Jelaca  
027 227 4842  
paula@ljh.nz

### AGENCY

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

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**

0272274842

Remember Local Agents Sell Local Property  
LJ Hookers Twin Rivers Real Estate

### MORE DETAILS

Property ID 7Q4HFH  
Property Type House  
House Size 106 m2  
Land Area 458 m2  
Licensed Real Estate Agents (REAA2008)

**Paula Jelaca 027 227 4842**

Licensed Salesperson/Director | paula@ljh.nz

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

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