



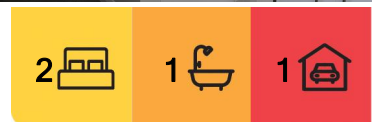
## Ngaruawahia, 5 Russell Ave

Perfect for You !!!

Whether you are a First Home Buyer ! Downsizer ! or an Investor ! this home is perfect for you. All of the work has been done, so you can discover this beautifully renovated move in ready 80 m<sup>2</sup> home, perfectly situated on a spacious 418 m<sup>2</sup> fully fenced section, ideal for families, downsizers, or first-home buyers. Situated on a lovely street in Ngaruawahia, walking distance from the township, or bus stop.

Freshly painted both inside and out in modern, neutral tones, this solidly built two bedroom home is full of charm and practicality. The current owners have been meticulous with the renovation of this home.

Step inside to find an open, inviting layout featuring brand-new flooring covering solid native timber floors. The home is fully updated with insulation in the ceiling, walls, and floors, along with a brand-new kitchen and laundry. The thoughtful renovation includes, plenty of storage including an oversized pantry, two large laundry/linen cupboards and ample storage throughout the home, full re-wiring, adding extra peace of mind. Security latches on all windows enhance safety, while a heat pump ensures year-round comfort.



**For Sale**  
By Negotiation

**View**  
[ljhooker.co.nz/7CUHFN](https://l.jh.co.nz/7CUHFN)

**Contact**  
**Paula Jelaca**  
027 227 4842  
[paula@ljh.nz](mailto:paula@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

Outside, enjoy the convenience of concrete paths, a single garage with security lights, and a low-maintenance outdoor area ready for your personal touch. The exterior painting was just completed in October 2024, giving the home fresh curb appeal. All the renovation work has been completed to a high standard by professional registered, licenced or master tradesmen. So you can be assured of the quality of the renovation.

With plenty of additional features. Don't miss the opportunity to own this stylish, solid, and secure home!

Call Paula today! - 027 227 4842

## More About this Property

Property ID	7CUHFH
Property Type	House
House Size	80 m2
Land Area	417 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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