



## Ngaruawahia, 95 Waipa Esplanade

Comfort, Convenience and a Great Location

An opportunity to secure a well maintained home in a good neighbourhood. It is positioned on a 655m2 section, this spacious 120m2, three-bedroom property offers comfort, modern convenience and a lifestyle that will appeal to first-home buyers, downsizers, or those looking for a smart addition to their investment portfolio.

It has open-plan living and dining area, designed for easy living and entertaining. A functional kitchen, which is perfectly serviceable as is, but also offers an exciting chance for new owners to update and add their own personal style should they wish.

The home features three generous bedrooms and a thoughtfully designed bathroom that cleverly utilises the available space, making it ideal for busy family life or accommodating visiting grandkids if you're looking to retire in comfort.

Modern living is assured with a brand-new heat pump, additional heating options, and full compliance with Healthy Homes standards, offering year-round comfort and peace of mind.

Outside, there's plenty of room to enjoy the outdoors, whether it's gardening, relaxing in the



**For Sale**  
\$649,000

**View**  
By Appointment

**Contact**  
**Paula Jelaca**  
027 227 4842  
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**  
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sun, or creating your own outdoor entertaining space. Internal access garaging adds everyday convenience and security.

Set on a lovely street, you'll love being close to scenic river walks and enjoying picturesque views of the ranges. Schools, shops, and essential facilities are all within easy reach, ensuring daily errands and school runs are stress-free.

This property is surplus to requirements and presents an excellent chance to secure a comfortable, low-maintenance home in a desirable location, with the potential to add further value through personal touches and updates.

Don't miss your opportunity-contact us today to arrange a viewing and make this great home yours!

## More About this Property

Property ID	7M1HFH
Property Type	House
House Size	120 m2
Land Area	655 m2
Licensed Real Estate Agents (REAA2008)	

**Paula Jelaca 027 227 4842**  
Licensed Salesperson/Director | paula@ljh.nz

**LJ Hooker Ngaruawahia (07) 824 8601**  
Twin Rivers Real Estate Limited  
22 Galileo Street, NGARUAWAHIA NZ 3720  
ngaruawahia.ljhooker.co.nz | info@ljh.nz



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