



13 Morepork Lane, Ngaruawahia




## More For Your Money

Set on a 5224m<sup>2</sup> of park like grounds where peaceful living meets serious opportunity. This private lifestyle property offers flexibility and space with two generous living areas, perfect for families or entertaining. Sliding doors open from the main living area and kitchen onto a stunning covered deck, creating effortless indoor-outdoor flow. From relaxed summer evenings with friends to peaceful morning coffees or starlit dinners, this space takes everyday living to the next level. Your comfort is ensured with double glazing, 2 heat pumps and a wood burner.

A three-bay shed plus double internal-access garaging means there's plenty of room for all the toys, tools, and hobbies. But wait...there is more...if storage is important, there are 2 shipping containers with a shelter and concrete pad between them!

Weekends can be made for adventures. Whether you're exploring with the kids or heading out for a ride, the Hakarimata stairs and Te Awa River Ride are just a short trip away. Commuting is easy with Auckland being just over an hour away on a clear day, and Hamilton is a simple drive.

Extensive additional chattels include the plumbed in fridge freezer and two in built TVs.

4  2  5 

**FOR SALE**  
\$1,179,000

### AGENTS

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### AGENCY

LJ Hooker Hamilton City

Specialist Marketing Limited

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Interested parties must rely solely on their own enquiries.



This is your chance to swoop in and secure a fantastic home!

Call me now, because tomorrow might be too late.

A full information pack including a LIM report is available now

### **MORE DETAILS**

Property ID                    WUHYU  
Property Type                Lifestyle  
Land Area                    5224 m2  
**Licensed Real Estate Agents (REAA2008)**

**Aaron Davey 027 252 0077**

Principal / Managing Director / Salesperson |  
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**LJ Hooker Hamilton City**

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