



## Ngaruawahia, 30 Clark Road

Near New Country Retreat

Discover the perfect blend of rural tranquility and modern living with this beautifully presented near-new-4-bedroom brick home, set on a generous 1.4 hectare (3.5 acres) lifestyle block.

Step inside to find spacious living areas, tiled bathrooms for a sleek contemporary feel and a well appointed kitchen designed for family living and entertaining with expansive stacker doors offering effortless flow between indoor and outdoor spaces and the surrounding deck.

Each of the four bedrooms offer comfort and space while the separate laundry features views of the countryside. The large double garage is carpeted and has not seen a car inside, extra room for the teenagers maybe.

Ducted centralised Air Touch 5 air conditioning - cellphone controlled, ultra violet water filter system, media room, this home needs to be viewed to be appreciated

Outdoors, enjoy the serenity of your very own pond - ideal for relaxing afternoons or attracting native wildlife. There is ample room for the kids to play, pets to roam or even to

4

2

2

**For Sale**

By Negotiation

**View**

Sun 3rd Aug @ 2:00PM - 2:45PM

**Contact**

**Sheryl Hamilton**

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sherylhamilton@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



establish a small hobby farm.

All of this located just a short drive to Hamilton - enjoy the peace of country living without compromising on convenience.

This home can be bought fully furnished/part furnished or empty, with or without livestock. Vendors moving to Australia!

## More About this Property

<b>Property ID</b>	7M9HFH
<b>Property Type</b>	Lifestyle
<b>House Size</b>	245 m2
<b>Land Area</b>	1.4295 hectare
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Sheryl Hamilton 0272702202**

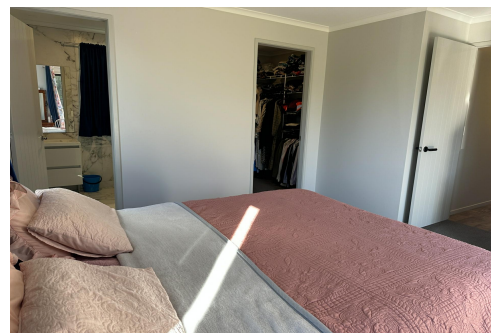
Licensed Sales Person | sherylhamilton@ljh.nz

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