



Putaruru, 38 Ruru Crescent

This property must go!

Investors and potential landlords should take a look at this one. Rentals are in high demand in Putaruru, Tenant in place and keen to stay, Income from day one!

It is up to healthy home standards as well. So no money required to be spent there for that. The HRV system helps out too.

A new residential development at the end of Ruru Crescent, and right next to this property, will almost certainly bring more opportunities for the area and make this property an even more desirable address. And it's only a short walk to the Oraka Stream and just a couple of kilometres from the Te Waihou Walkway and the Blue Springs.

- The home has three bedrooms, one bathroom and two toilets
- There were originally four bedrooms, but two were combined to create one super large bedroom



For Sale
\$465,000

View
By Appointment

Contact
Ngaio Greaves
027 881 6029
ngaio.greaves@ljhooker.co.nz



LJ Hooker Putaruru
(07) 883 8810
Putaruru Real Estate Limited

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.

- The kitchen / dining space is open plan and spacious and has a "chippy" with a wet-back to heat the water in the home
- The separate lounge is large, with a wall of windows filling it with natural light
- An in-wall fire helps warm the home nicely
- The bathroom has a walk-in shower, a bath and a toilet.
- A second separate toilet makes this ideal for a family
- A conservatory and two separate decks add an extra dimension to this home
- The large section provides the perfect space for the gardener in the family and for kids to play
- The original garage was converted into an outside room, which creates possibilities for a fourth bedroom, a man cave or a craft room
- The carport at the home entrance door will keep you dry when you bring home the groceries
- Three garden sheds and extensive gardens will satisfy the creative outdoor person in the family

To take a look at this home give Ngaio a call.

More About this Property

Property ID	543GFK
Property Type	House
House Size	116 m2
Land Area	708 m2
Licensed Real Estate Agents (REAA2008)	

Ngaio Greaves 027 881 6029
Salesperson | ngaio.greaves@ljhooker.co.nz

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