



79 Overdale Road, Putaruru

## Peaceful family home with rural views

Welcome to this beautiful, recently renovated three-bedroom brick home, perfectly positioned on a fully fenced section that backs directly onto peaceful farmland. Offering privacy, warmth, and modern updates throughout, this property is ideal for families, first-home buyers, or investors seeking a solid home in a great location.




### Property features:

- Three spacious bedrooms
- Large family bathroom complete with bath, separate shower, vanity, and integrated laundry
- Modernised interior with recent renovations throughout
- Recently replaced carpet and lino flooring
- In-wall fireplace with wetback for efficient heating and hot water support
- Heat pump for year-round comfort
- Light-filled conservatory overlooking the backyard - perfect for relaxing or entertaining

### Outdoor and additional features:

- Fully fenced section - ideal for children and pets
- Private rear outlook backing onto open farmland
- Single car garage plus carport/bbq area

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.

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**FOR SALE**  
\$610,000

### VIEW

Sun 17th May @ 10:00AM - 10:30AM

### AGENTS

Stacey McMillan  
027 399 2462  
stacey.mcmillan@ljhooker.co.nz

### AGENCY

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



- Separate workshop/hobby room off the garage - great for storage, projects, or a home office

Constructed in reliable brick and thoughtfully updated, this home offers both comfort and practicality with room to enjoy indoor-outdoor living in a quiet neighbourhood setting.

NOTE: The cabin at the front of the property will be removed at the time of settlement and will not be sold with the property.

Whether you're looking to step onto the property ladder or add to your portfolio, this move-in-ready home is well worth viewing.

Contact today to arrange a viewing or pop along to the next open home!!!

## MORE DETAILS

Property ID                    5B4GFK  
Property Type                House  
House Size                    118 m2  
Land Area                     1012 m2  
Licensed Real Estate Agents (REAA2008)

**Stacey McMillan 027 399 2462**  
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GROSS INTERNAL AREA  
 FLOOR 1: 129.24 m<sup>2</sup>  
 EXCLUDED AREAS; BALCONY: 9.78 m<sup>2</sup>  
 TOTAL EPPA GROSS: 34 m<sup>2</sup>  
 SCALE DIMENSIONS ARE APPROXIMATE, SMALL ACTUAL MAY VARY.



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