



## Rotokauri, 31 Waimana Drive

### Massive Price Reduction

"Aaron, we've had 22 happy years here, but it's time to move on!"

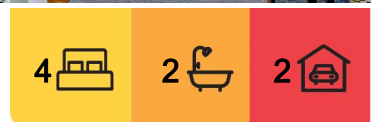
Don't be slow, or you will miss this opportunity to call this home your own. Set on a private 8268m2 in a serene neighbourhood amongst other quality homes. This GJ Gardner home has been refurbished where detail and thought have created a welcoming ambiance. Designed for easy family living with functionality, relaxation and entertainment forefront. The kitchen is in the heart of the home, a central location so the cook in the family can mingle easily with friends and family whether cooking the evening meal or entertaining guests. Host gatherings or simply unwind by the sparkling pool and sunny decked areas. Just a short drive to "The Base" shopping centre makes this an attractive all round package.

My sellers are serious and want action! Viewing highly recommended.

A full information pack is available including LIM.



**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.



**For Sale**  
\$1,219,000

**View**  
[ljhooker.co.nz/7NHYU](https://www.ljhooker.co.nz/7NHYU)

**Contact**  
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**LJ Hooker Hamilton City**  
(07) 834 1161  
Specialist Marketing Limited

Call "The Westside Specialist" now as tomorrow might be too late.

## More About this Property

<b>Property ID</b>	7NHYU
<b>Property Type</b>	Lifestyle
<b>House Size</b>	212 m2
<b>Land Area</b>	8268 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Aaron Davey 027 252 0077**

Principal / Managing Director / Salesperson | [aaron.davey@ljhooker.co.nz](mailto:aaron.davey@ljhooker.co.nz)

**LJ Hooker Hamilton City (07) 834 1161**

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