



4608 State Highway 26, Te Aroha




## Rural Charm Meets Town Convenience

This spacious three-bedroom home features a low-maintenance Lockwood interior and an open-plan living area that flows seamlessly to a modern kitchen. Stay cosy year-round with a log burner, heat pump, heat transfer system and home ventilation system - all providing efficient heating.

Set on a well-landscaped section, the property boasts a four-bay garage, ample parking space, and a separate (unconsented) sleep-out - perfect for guests, hobbies or extra storage.

Ideal for those seeking a manageable lifestyle block, the land is subdivided into four small paddocks, each with its own water trough and serviced by bore water. The house is connected to town water for added convenience.

Located just a short distance from all town amenities, this property offers the perfect balance of rural charm and urban accessibility.

3  1  4 

**FOR SALE**  
\$940,000

### AGENTS

Dave Young  
0274 579 060  
dyoung@ljhmo.co.nz

### AGENCY

LJ Hooker Morrinsville  
(07) 889 8015  
Central Waikato Realty Limited

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**

## MORE DETAILS

Property ID FW6GEW  
Property Type House  
Land Area 9333 m2  
Licensed Real Estate Agents (REAA2008)

**Dave Young 0274 579 060**

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