



## Te Awamutu, 37 Oak Ridge Drive

Sought After Oak Ridge Estate

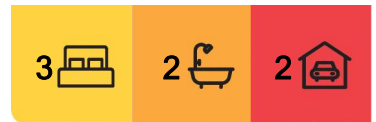
Featuring a smart and stylish design, this well presented and low maintenance home has immediate appeal from the moment you step inside. Constructed in 2018 by Award Winning Master Builders, Lunix Homes, the property is an exciting opportunity to acquire an easy-care, contemporary home in the highly sought after Oak Ridge Estate.

Attention to detail sets this home apart and the welcoming entrance way leads into a light-filled and spacious open plan living area which flows out through stacker doors onto dual covered and sheltered entertainment patios - perfect spots to take advantage of all day sun as well as enjoying alfresco dining throughout the year.

The well-designed kitchen is sure to impress. Featuring an island bench, quality European appliances, and plenty of cabinetry and bench space, an added bonus is the innovative walk-in pantry and storage area which includes the



**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**  
Negotiation

**View**  
[ljhooker.co.nz/1M8NGG8](https://ljhooker.co.nz/1M8NGG8)

**Contact**  
**Ian Jones**  
027 447 1758  
[ian.jones@ljhta.co.nz](mailto:ian.jones@ljhta.co.nz)

**LJ Hooker Te Awamutu**  
**(07) 871 5044**

Te Awamutu Realty Limited

laundry.

With three spacious bedrooms, the master includes a heat pump, walk through robe and large ensuite. Other notable features include a stylish family bathroom, office alcove, numerous storage options, neutral colour scheme and an extra-large double garage with plenty of room for a workbench. Energy efficiency is guaranteed with double glazing, insulation and two heat pumps for year round comfort.

The 748m2 section is attractively landscaped and features established trees, shrubs and flower beds as well as a handy garden shed. The well-fenced rear section provides peace of mind when the children and pets are playing outside. New owners need only relax and enjoy easy-care, modern living. Contact Ian to organise a time to view - this property will not disappoint!

\* SOURCES FOR INFORMATION BELOW:

Waipa District Council.

Environment Waikato Council.

Property Guru.

\* C.V: \$1,050,000

\* L.V: \$395,000

\* W.D.C. Rates: \$3,360.00 (approx.)

\* W.R.C. Rates: \$452.00 (approx.)

\* Area: 748m2 (approx.)

Ref # 3842085

## More About this Property

**Property ID** 1M8NGG8

**Property Type** House

**Land Area** 748 m<sup>2</sup>

**Licensed Real Estate Agents (REAA2008)**

**Ian Jones**

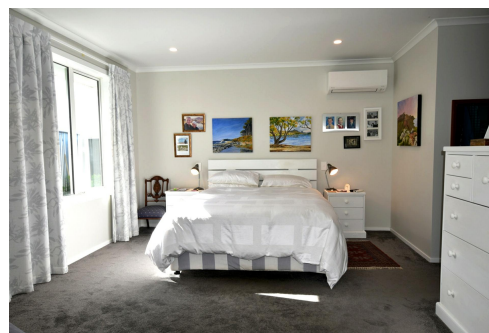
Residential / Lifestyle Consultant | [ian.jones@ljhta.co.nz](mailto:ian.jones@ljhta.co.nz)

**LJ Hooker Te Awamutu (07) 871 5044**

Te Awamutu Realty Limited

41 Mahoe Street, TE AWAMUTU 3800

[teawamutu.ljhooker.co.nz](http://teawamutu.ljhooker.co.nz) | [office@ljhta.co.nz](mailto:office@ljhta.co.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 Te Awamutu  
(07) 871 5044**

Te Awamutu Realty Limited