

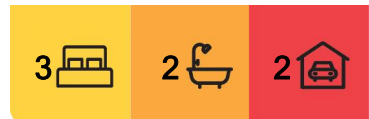
## Te Awamutu, 12 Te Aranui Drive

### Easy Care, Modern Living

Built in 2016, this low maintenance property with stunning views, offers something special for a range of buyers including retirees, and families of any age and stage. Blending a functional floorplan with attention to detail, quality and comfort, the innovative design of the home is sure to impress.

Central to the light filled living area is the well appointed, streamlined kitchen which takes pride of place. Forming a natural hub, the kitchen is equipped with a stone island bench, spacious walk-in pantry, flexi-hose tapware, and quality stainless steel appliances including a 5 burner gas hob and twin DeLonghi wall ovens. Designed for those who love to entertain, this wing of the home flows out onto a sunny, sheltered deck and adjoining courtyard.

This home boasts three beautiful bedrooms with the master featuring a walk-in robe and stylish ensuite. Other notable features include an additional and spacious family lounge, a welcoming entrance way, contemporary family bathroom, electronic keypad entry, numerous storage options, double garage with internal access and a cleverly designed



**For Sale**  
\$975,000

**View**  
[ljhooker.co.nz/1M0NGG8](https://l.jhooker.co.nz/1M0NGG8)

**Contact**  
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[fiona.collins@ljhta.co.nz](mailto:fiona.collins@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

office nook with built in shelving.

The neutral decor throughout the home blends a classic colour palette of soft whites and greys and will suit a wide range of furnishings. Energy efficient comfort is guaranteed with gas hot water, double glazing, insulation and a centrally located heat pump.

The 774m<sup>2</sup> (approx.) section is attractively landscaped with established shrubs and plantings. New owners need only relax and enjoy low maintenance, easy, modern living. Viewing is essential in order to fully appreciate all that this beautiful property has to offer. Don't delay - call Fiona today.

**\* SOURCES FOR INFORMATION BELOW:**

Waipa District Council.

Environment Waikato Council.

Property Guru.

\* C.V: \$1,070,000

\* L.V: \$440,000

\* W.D.C. Rates: \$3,384.95 (approx.)

\* E.W.C. Rates: \$459.46 (approx.)

\* Area: 774m<sup>2</sup> (approx.)

Ref #3798128

## More About this Property

<b>Property ID</b>	1M0NGG8
<b>Property Type</b>	House
<b>Land Area</b>	774 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Fiona Collins 027 295 4250**

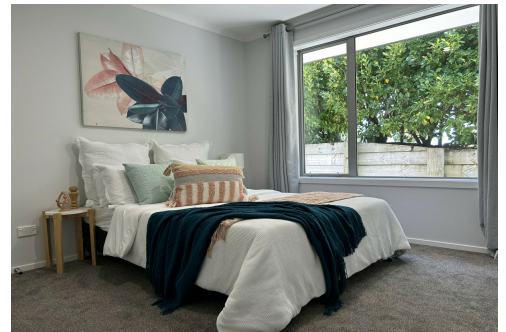
Residential / Lifestyle Consultant | [fiona.collins@ljhta.co.nz](mailto:fiona.collins@ljhta.co.nz)

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