



## Whatawhata, 111 Ferguson Road

Call 111..... Your new home

My sellers offer their family home to the market as they are returning to their hometown to be closer to family.

Enter the flat 8054m2 property and be greeted with park like grounds, complete with a playground of child dreams and two fenced paddocks.

The well maintained home is spacious and inviting with ample windows filtering natural light into the living spaces. Outdoors the patio area provides the perfect place to entertain friends and family or simply relax and enjoy the surrounds. The established grounds are complete with raised vegetable beds to keep the pantry full.

The garage enthusiast will be in their element with carpeted double internal access garaging, plus stand-alone double garage, plus 3 bay shed.



**For Sale**  
\$1,099,000

**View**  
[ljhooke.co.nz/JJHYU](http://ljhooke.co.nz/JJHYU)

**Contact**  
**Aaron Davey**  
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[aaron.davey@ljhooke.co.nz](mailto:aaron.davey@ljhooke.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 Hamilton City**  
**(07) 834 1161**  
Specialist Marketing Limited

A fabulous location with Whatawhata Village just down the road, be in the City shopping or Raglan beach for fish 'n' chips in approx. 20 mins.

Offering a perfect mix of lifestyle tranquillity and easy city accessibility.

My sellers have plans in place which all hinge on new owners taking the keys off their hands.

A full information pack is available including, LIM report and an independent builders report.

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

## More About this Property

<b>Property ID</b>	JJHYU
<b>Property Type</b>	Lifestyle
<b>House Size</b>	220 m <sup>2</sup>
<b>Land Area</b>	8054 m <sup>2</sup>
<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)

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