



## Whatawhata, 31 Sager Road

Price Drop - Must View

The spacious modern home bakes in all-day sun thanks to the North-facing orientation, with large sliding doors opening the living space to a paved patio area. Sit back and relax with friends and family enjoying uninterrupted views across the Hakarimata Ranges and distant glimpses of Mt Pirongia.

Every detail of the home is generously proportioned, from the impressive main bedroom, double bedrooms, wide vaulted ceiling entrance way and large kitchen with ample bench space and abundant storage to ensure a lifestyle of comfort and ease.

The built-in fire and heat transfer system keeps you cosy in winter and the air conditioning provides instant relief from hot summer days.

Set on 2.0673 hectares (5.11 acres) a lifestyle haven you will be proud to call home.



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

**View**  
[ljhooker.co.nz/JEHYU](http://ljhooker.co.nz/JEHYU)

**Contact**  
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**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

Approx 15 min drive to Dinsdale shopping centre and 30 mins to Raglan for fish 'n' chips on the beach.

My sellers have made their intentions clear and this property is priced to sell!

Call "The Westside Specialist" today, because tomorrow might be too late.

## More About this Property

Property ID	JEHYU
Property Type	Lifestyle
House Size	225 m2
Land Area	2.0673 hectare
Licensed Real Estate Agents (REAA2008)	

**Aaron Davey 027 252 0077**

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

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