



## Morrinsville, 441 Kuranui Road

### Rare Opportunity - 5.4ha Zoned Rural Residential 1

An exceptional lifestyle opportunity with serious future upside. Set on 5.475 hectares of flat land, this property is zoned Rural Residential 1, offering subdivision potential under the district plan.

Our retiring vendors have already purchased and are moving on.

Whether you're an astute investor, forward-thinking developer or simply someone looking for space, privacy and lifestyle, this property delivers on all fronts.

#### Property Highlights:

- 180m<sup>2</sup> approx home - spacious 3-bedroom + office family home
- Internal Access Double Garage - Generously-sized for convenience
- Well-fenced and subdivided into 11 paddocks, ideal for livestock
- Shedding & Infrastructure - Includes barns, loading ramp and water bore



**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.



LAND 5.48 ha

**For Sale**  
Auction (Unless Sold Prior)

**Contact**  
**Dave Young**  
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**LJ Hooker Morrinsville**  
**(07) 889 8015**  
Central Waikato Realty Limited



- Zoning advantage - Rural Residential 1 (subdivision potential)
- Fibre connection & heat pump

#### Location Perks:

- Prime position - sought-after Hamilton side of Morrinsville
- Easy access - minutes to town amenities, schools and services
- Peaceful rural lifestyle without compromising convenience

Opportunities like this are few and far between. Whether you're planning for now or banking for the future, this is a strategic buy with limitless potential.

Enquire today and secure your slice of the future in this fast-growing region.

Auction 1pm 14th May 2025 (Unless Sold Prior) at 49 Studholme Street, Morrinsville.

## More About this Property

Property ID	FT1GEW
Property Type	Lifestyle
Land Area	5.475 ha
Licensed Real Estate Agents (REAA2008)	

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