



## Tauwhare, 773 Tauwhare Road

### Lifestyle Block Priced To Sell

Come and enjoy the tranquil life on this 6.95 hectare block (more or less) tucked away off the road so close to Hamilton city. Leading up this tree lined driveway is this lovely four bedroom brick family home which enjoys the sun and the views. The kitchen is centrally located with an open plan to the dining room area and a lovely sunny nook to relax and read a book. One end of the house is three of the bedrooms which includes the main and ensuite and the other end has the lounge and fourth bedroom. This then leads through to the internal access to the double garage.

Outside is a large shed for your extras ready to fill up. A high roller door should even allow a motorhome or boat if you desire.

The land has been divided into paddocks with temporary fencing which will allow flexibility for the new owner to erect permanent fencing, if they wish to. It has an existing set of cattle yards to utilise. Water supply has a bore pumped to a tank for the paddocks and can



LAND 6.95 ha

#### For Sale

\$1,850,000 + GST (if any)

#### Contact

**Jack Van Lierop**

0274 455 099

Jack.VanLierop@ljhooker.co.nz



**LJ Hooker Matamata**

**07 888 5677**

Link Realty Ltd

**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.

be used to top up at the house, as very good water. Rainwater is also collected off the house roof to a tank and filter system.

Priced to sell being under rateable value.

Centrally located to Hamilton, Cambridge and Morrinsville, this is well worth a look to live away from the hustle and bustle. Call Jack now for more information and to arrange a viewing or come along to one of the advertised open days.

## More About this Property

<b>Property ID</b>	KTSHR1
<b>Property Type</b>	Lifestyle
<b>Land Area</b>	6.95 ha
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Jack Van Lierop 0274 455 099

Principal / Rural | Lifestyle | Commercial Specialist |  
Jack.VanLierop@ljhooker.co.nz

### LJ Hooker Matamata 07 888 5677

Link Realty Ltd  
62 Arawa Street, MATAMATA NZ 3400  
matamata.ljhooker.co.nz | matamata@ljhooker.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 Matamata**  
**07 888 5677**  
Link Realty Ltd