



Sold



## 11 Coates Road, Arapuni

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Your opportunity awaits you with this 1930's bungalow in the exciting and evolving village of Arapuni. Being within an hour of Hamilton, Te Awamutu, Tirau, Putaruru and Cambridge it affords you the opportunity to live in an idyllic rural location within an easy commute to your place of work. The village is rapidly changing so the opportunity to acquire at real value is now!

Land area	1011 m <sup>2</sup>
Floor size	116 m <sup>2</sup>
Rateable value	\$150,000
Rates	\$2,002.00

11 Coates Road presents such an opportunity allowing for future development and improvement. A versatile floorplan consisting of three double bedrooms, the master with a dressing room / office and a large L shaped open plan Kitchen / Dining / Living space maximises the useable space of this 116sqm (approx) home. A north facing deck is accessed from the dining area and leads out to the extensive rear section which awaits offers an opportunity for development and improvement to take this property to the next level. Arapuni is an outdoor playground for cycle trails, fishing, hiking and much more, so take the opportunity to grab this very affordable piece of paradise now. Priced right for first home buyers or investment opportunity. Call me to view on 0274 996 866.

