



Sold



📍 28A Thomas Street, Ngaruawahia

No, it's not a misprint, you get to purchase this tidy renovated first home special for only \$385,000. Our vendors are ready for their next project and their excited to be able to offer such a wonderful home to a lucky new owner. Featuring two bedrooms, a living area with French doors offering views towards the Hakarimata Ranges and access to the extensive outdoor living. A brand new kitchen with quality appliances and an intergrated laundry area. The bathroom has been renovated at some stage creating a more modern appearance. Without question, it's the outdoor living you'll find most appealing with its split level timber decking and high timber fencing for privacy. The list of improvements is long and includes new carpet and vinyl, heat pump, cabinetry and gibb work, new curtains and some re-wiring along with fresh paint. A full breakdown of expenditure and receipts can be provided. At this price we expect it will sell fast, so whether you're a first home buyer, seasoned investor or looking to start your rental portfolio or simply wanting to downsize it's an opportunity not to be missed. Be quick and contact Jeff today to arrange your viewing.

Land area	331 m <sup>2</sup>
Rateable value	\$300,000
Rates	\$2,788.08

