



📍 221 Old Farm Road, Hamilton East

3 Bedrooms 1 Car 1 Bath 1 Garage

An outstanding offering in terms of location and easy-care living, this well-tended property is as neat as a pin. Tucked away in a landscaped environment on a compact, secure section at the end of a driveway, the north-facing home features sunny outdoor living areas, three bedrooms, a bright open plan layout, comfortable lounge with heat pump, and internal access double garaging plus external parking. With dual access ensuite and a 2nd toilet for guests. Also fantastic home security system that will be staying. Offering great choices in schools and close proximity to university, the property nestles with long-term neighbours, close to Ruakura industries, transport and sports grounds. Call me to view as this property won't last long - 027 239 2751 or Nicky Miles on 021 924 430.

|                |                    |
|----------------|--------------------|
| Land area      | 428 m <sup>2</sup> |
| Floor size     | 130 m <sup>2</sup> |
| Rateable value | \$560,000          |
| Rates          | \$2,576.06         |



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