



24 Newton Street, Ngaruawahia

Here's a great opportunity to turn a character villa into something unique to reflect your personal taste. The home awaits a magic wand to transform it. It has inherent charm and, with some work, it can be restored to its glory days and have valued added through modern improvements. Interiors sit under a high stud ceiling and encompass three bedrooms and one living area, with a woodburner. There is an attached single garage plus a workshop. The 989sqm section has enormous family appeal. Kids can be raised in the true Kiwi outdoors tradition. Hamilton's northern sprawl draws Ngaruawahia closer to big city amenities. The Base and Te Rapa industries are especially close, and easy accessibility to major arterial routes makes commuting a breeze. Locally, you can enjoy walks along the Waipa Esplanade, the Te Awa cycle tracks and hiking trails in the Hakarimata Ranges. With rising house prices making it difficult for young families and first-home buyers to get a foothold on the property ladder, the sale of this property makes securing a major asset possible.



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Sold



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Land area	989 m ²
Floor size	125 m ²
Rateable value	\$380,000
Rates	\$2,997.23

