



Sold



## 26 Arapuni Road, Arapuni

This Arapuni charmer is the handyman or woman's dream - with massive potential to add value for an investment, or the satisfaction of creating your ultimate dream home. All the basics are here for a solid starting point and the Arapuni location is simply breathtaking. On the doorstep of Waikato River, with boating, fishing, skiing, cycle trails and hikes; it's an adventure playground just minutes from your front door. Plus less than 30 minutes to Cambridge, Matamata or Tirau. Nestled on a roomy 817m<sup>2</sup> site, the 1940s weatherboard and timber joinery home offers plenty of features from that era for inspiration, or you can renovate to create a modern interior. With three bedrooms, a bathroom and separate laundry, there is also a separate lounge, and dining - so plenty to work with. A single garage makes the perfect workshop and you can easily enjoy living in the home before starting work. In this competitive housing market, do-ups like this are a renovator's dream and an exciting opportunity to create something unique. On the market for the first time in over 25 years. Don't miss out as interest will be high for this dream location. Auction to be held 8th April 2021 (unless sold prior)

Call Tracey to view Mob: 0274 99 68 66



Land area	817 m <sup>2</sup>
Rateable value	317000
Rates	\$2,846.00

