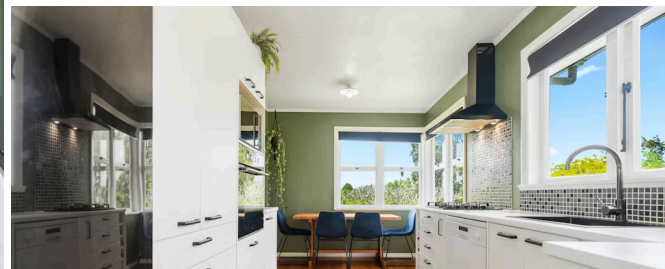


Sold



71 Waingaro Road, Ngaruawahia

Nestled in a lush rural neighbourhood, this classic 1960's bungalow sits elevated above the fertile Waipa River with the famed Hakamarata Range as its majestic backdrop. Your own nature playground without the maintenance! This refurbished 3-bedroom cottage has all the essentials you need for family comfort and convenience. The dining area and brand-new kitchen are fun and modern - a pleasant space to mingle or cook. French doors off the relaxed lounge guide you to the outdoor deck and fully fenced yard - great for summer living. The three fresh and light-filled bedrooms share a family bathroom boasting plenty of shelving and storage. Windows throughout frame the picturesque outlook adding a sense of space and country feel. The warm glow of polished timber floors is enjoyed year-round. The in-built wood burner and heat pump offer cosy seasonal warmth. With new property fencing, landscaping, and painting, all the hard work has been done; just add your personal touch. The generous single plus-size garage is set close to the new fully insulated outdoor cabin. This flexible space offers multiple options - extra storage, work from home, a play space - make it work for your family. You won't want to leave this north Waikato destination with its rolling hills and abundance of outdoor recreation pursuits at the back door. However, if you do, Hamilton city is only a short commute south along the expressway. For north-bound commuters, only a short drive to access highway 1 and other main arterials. You are surrounded by a plethora of top spot outdoor recreation choices. Renowned Golf courses, sought after nature walks and pristine river trails are all on the list. Choose one or do them all!

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Land area	845 m ²
Rateable value	\$395,000
Rates	\$2,208.87



Too good to miss and real value in a location on the rise.



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