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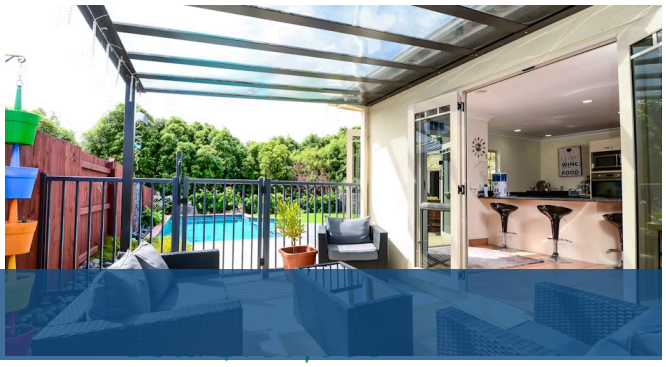

37 Church Road, Pukete

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- Private peaceful sunny setting
- Four bedrooms/two bathrooms
- All-weather patio and swimming pool
- Super handy location for commuters
- Walking distance to The Base
- Ideal area for parks, sports & leisure

Land area	726 m²
Floor size	230 m²
Rateable value	$700,000
Rates	$3,483.98

An outlook over Ashurst Park, coupled with a private backyard pool environment, enhance the leisurely feel of this family home, which lies footsteps from Te Rapa Sportsdrome and walking distance to The Base. Location convenience is exceptional. Refreshed interiors encompass two separate living zones and a suite of four bedrooms that ease off a wide central hallway. A dining room acts as a buffer between the lounge at the front and the tiled family zone at the rear. An emphasis is placed on easy outdoor living, with an in-ground pool for summer fun and a covered patio for year-round use. The outdoor area has comfortably hosted 50-plus guests on numerous occasions. A leafy bush backdrop screens the backyard, which is segmented, well-planted and has a soothing water feature set against the alfresco. The master bedroom, with an ensuite and walk-in robe, delivers a pool outlook and restful aesthetic. All family bedrooms have double-sized wardrobes. The laundry is recessed into the internal access garage, which has workshop space. Sun streams into the home from morning to dusk. Underfloor heating boosts the solar effect over winter. The secure trim-kept section has good off-street parking and access to fruit trees. Bus stops are close for catching the Orbiter and city transport. Peace and quiet are appealing aspects, as is the friendly neighbourhood and social get-togethers. And with the expressway handy, the Auckland commute takes approximately one hour. Two primary schools, including Te Rapa and Pukete, serve the area. Leisure features include Te Awa River Trail and riverbank, Pukete Farm Mountain Bike Park, and major retail.

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