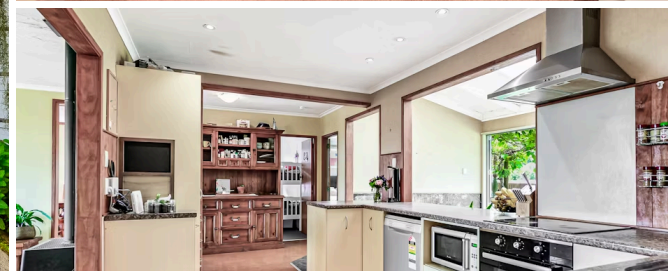




321 Rotokauri Road, Baverstock



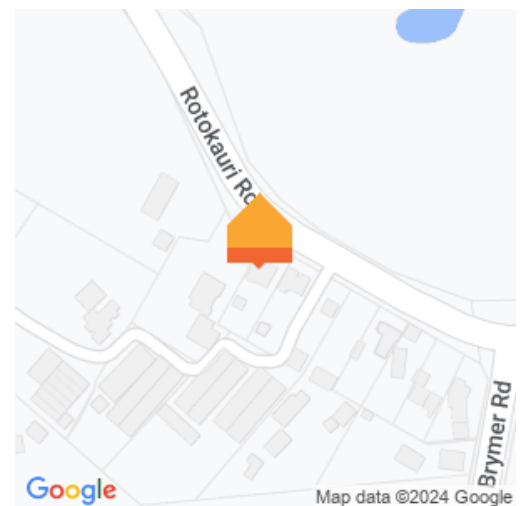
4 bedrooms, 1 bathroom, 1 car garage, 1 pool



Are you ready to unleash your creativity and transform this spacious home into your dream retreat? This property presents an exciting opportunity for those with a knack for renovation. With Weatherside cladding that may require maintenance in the future, this home is priced competitively, offering incredible value comparable to bare sections in Hamilton. Situated on a sprawling 1027m<sup>2</sup> section, the possibilities abound. Imagine lounging by your own pool or tending to a flourishing garden. There's even space for a chicken coop or your very own mini-farm!

Nestled amidst picturesque countryside views, yet conveniently close to The Base and expressway access, this location offers the perfect blend of tranquility and urban convenience. Featuring four spacious bedrooms, this home is poised to become the heart of your family's life. The central kitchen beckons for shared meals and gatherings, while the second living space offers versatile usage options, overlooking the expansive backyard. With a double garage and ample room for outdoor recreation areas like cricket pitches or volleyball nets, this property provides the ultimate canvas for your outdoor paradise. Don't miss out on the chance to create your ideal lifestyle. Seize this opportunity today and turn your vision into reality.

Land area	1027 m <sup>2</sup>
Floor size	154 m <sup>2</sup>
Rateable value	\$830,000
Rates	\$2,667.38



Terry Ryan

☎ 07 855 0550  
 📱 021 909 978  
 ✉ [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)  
 🌐 <http://www.terryryan.co.nz/>



Heather Whyte

☎ 07 855 0550  
 📱 027 239 2751  
 ✉ [heather.whyte@lugtons.co.nz](mailto:heather.whyte@lugtons.co.nz)