



Sold



182A Holland Road, Puketaha

\*\*\*Open Homes Cancelled\*\*\*



Options and opportunity for the whole family in this lifestyle offering on the fringes of Hamilton City set on 1 hectare of land with all the things you need for a comfortable life in the country. The main dwelling has a welcoming flow into the large open living, dining, family sized kitchen, with polished wooden floors and doors to the deck and fenced yard. There are four bedrooms, including master with ensuite and three other bedrooms plus bathroom off the hallway. As the evenings turn cooler stay warm next to the woodburner and fill hungry bellies with a pot of soup on the wetback stove. In summer, enjoy the indoor outdoor flow following the sun around the house. Nearby, the large double garage has been utilised as a hobby space with kitchenette plus bathroom and large storage room. Behind this is another garage/shed with space for 3 vehicles. The treelined driveway leads to the dwellings surrounded by 4 good sized, well fenced, flat paddocks, currently home to a couple of pigs, sheep and a horse or two. Zoned for for Newstead Model School, Berkley Normal School and Hillcrest High School and with the benefit of proximity to Waikato University, the developing Ruakura Inland port, new expressway, the Ruakura Berry Farm, Camarosa and Zenders cafe. Our vendors are ready to move on - 182a Holland is your opportunity to expand or invest into the rural dream.

Land area	10207 m <sup>2</sup>
Rateable value	\$650,000
Rates	\$2,751.12

