



## 9 Pringle Place, Nawton



Freehold, fully fenced, and fabulous, describes this gorgeous home at 9 Pringle Place in Nawton. With its modern interior, warm north facing orientation, HRV system and a heat pump/air con unit, you will be sure to find all year-round comfort here. The kitchen/dining /living space with its access out onto two large decks, allows for a seamless indoor-outdoor flow, which in turn enables you to take advantage of all day sun. Imagine entertaining here with summer barbies just begging to be had with friends and family. You can feel secure knowing that the fully fenced section is perfect for kids and pets to play. With the easy-care freehold section of 604m<sup>2</sup> this property also has plentiful off-street parking, a carport, and a single garage. With easy access north to The Base Shopping Centre, Wintec, Hamilton Zoo, and the expressway to Auckland, you will also be pleased to know public transport is just a short walk away. 9 Pringle Place has been adored by its current owners for nearly 20 years. In more recent years, they have renovated the interior and added some costly features to the exterior, so please come along to see for yourself, we would love to show you around. For more information, please download the property files here <https://www.propertyfiles.co.nz/9Pringle>

Land area	604 m <sup>2</sup>
Floor size	80 m <sup>2</sup>
Rateable value	\$630,000
Rates	\$2,669.58

