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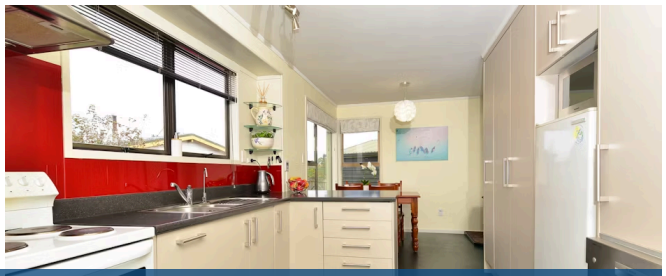

82 Horotiu Bridge Road, Te Rapa

3 1 1

This wonderful family home situated across from Horotiu Primary School will appeal to both families or buyers wanting a little more space without being too far away from Hamilton City. Situated 6. 4km from The Base, 10. 6km from Rototuna Shopping Centre. Lovely modernised home that captures the sun throughout the day as it travels through the 3 bedrooms from the morning, to the sunny living spaces in the afternoon. Freshly redecorated with new carpet, updated kitchen with dishwasher, separate laundry, open plan living with heat pump and free standing fireplace with generous decking for outdoor entertaining or unwinding. The 1. 5 garage has an attached permitted exterior sleep-out with toilet. Room for extended family or a boarder. Or potentially would make a great Man-Cave. Fully fenced - 2023m2 property, offers plenty of room for a trampoline, pets for the children, fruit trees, and a Vege Garden too. These properties don't come up often - make sure you don't miss out - call me now to view.

Land area	2023 m²
Rateable value	$450,000
Rates	$1,921.18

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