



181B Young Street, Te Awamutu

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Effectively depicting a great family home, this well-presented property has fantastic appeal for young families. Built in the 1980s, it is not only full of practical and convenient features, it captures panoramic mountain and district views from the upstairs bedrooms. Bathrooms on both levels are a big boon for a family, and occupants have brand new carpet to sink their feet into. Hard surface flooring is also new. Flued heating from the wood-burner brings warmth to the first floor, which contains a mezzanine area ideal for an office niche. A blackboard wall in one of the children's bedrooms invites kids express their creativity. The master bedroom has sweeping district views and the third bedroom at ground level is a double. All bedrooms have generous storage and there is extra stowage space under the stairs as well as outside. The laundry area is separate. Living is a social open-plan conducive to family togetherness and effortless entertaining. The pallet wall is a feature and the built-in wall TV cabinet remains. Bosch appliances add quality to the stylish, modern kitchen overlooking the private courtyard. Indoor-outdoor living is enhanced by the easy way the dining room opens onto the alfresco. Summer evenings can be spent barbecuing or congregating around the firepit, which has seating. The deck has recently been stained and the veranda is the perfect spot for relaxing and taking it easy. A path extending off the attached single garage makes groceries and shopping easy to transport. The grounds are extremely tidy and child-friendly, and the location is central. Shops, supermarkets, Te Awamutu Primary, Victoria Park and stadium are walking distance, and commuter routes lie in easy reach.



Floor size	135 m ²
Rateable value	\$495,000
Rates	\$2,628.00



Babak Paymani

☎ 07 855 0550

📞 027 405 1416

✉ babak.paymani@lugtons.co.nz