



Sold



## 25 Matariki Terrace, Ngaruawahia

Part of the boutique and contemporary River Terraces subdivision bordering Waikato River and the Ngaruawahia Golf Course, this easy-care brick home has a modern inclination, a warm sunny disposition and everything for today's family. Built in 2017, the property is offered to the market for the first time by its careful owner. A sweet retreat ready-made for a growing family, the home has indoor-outdoor relaxation and entertaining at its heart. The open-plan naturally gravitates onto a large covered patio, and the composite stone kitchen makes cooking and socialising a breeze. Parents have a restful bedroom suite to escape to and the kids have room for sleep-overs. Gas infinity hot water, a heat pump, sun filter blinds and double glazing, including some tinting, enhance liveability. The landscaped yard is a place to enjoy, with lawn areas for children to run about, a raised veggie garden, berries and fruit trees. Mower and implements can be stored in the big garden shed, which is lined and floored. Te Awa Cycle Way is moments away for family exercise and the Hakiramata Ranges are close. When it comes to retail therapy, The Base is a quick drive. Contact Melissa Wilton today.



Land area	619 m <sup>2</sup>
Floor size	170 m <sup>2</sup>
Rates	\$3,905.00



**Melissa Wilton**

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