



Sold

## Vendors on the Move

Nestled in the River Terraces subdivision next door to popular Ngaauwahia Golf Course and bordered by the Waikato River, this home is one of the bigger builds in the residential lifestyle development. Constructed by GJ Gardner Homes, the single storey brick and tile dwelling offers 247sqm of modern living, suited to a large or extended family. Two of the four bedrooms contain an ensuite and walk-in robe. Two living areas give everyone room to spread, with the open plan bringing family together for meals and conversation, and the formal lounge suited to media. There is also an office, and a laundry in the double internal access garage. Two heat pumps have ensured comfort covered. The 621sqm section is fenced and has room for backyard games, and a garden shed. River Terraces offers great lifestyle benefits. The motorway and the Hakaranga Ranges are close by. Hamilton is a 10-minute drive and Auckland is an easy 50-minute commute via the new express way. With the vendors moving to Australia, this is a prime investment opportunity. Call for your appointment to view. 027 239 2751

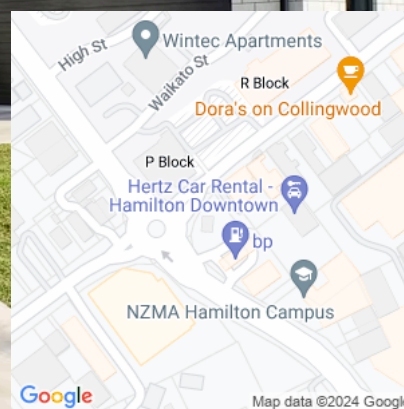
For a copy of the house files please copy and paste this link filling in your information:

<https://www.lugtons.co.nz/4Matariki>

Sold \$1,200,000

Land area 621 m<sup>2</sup>

Rates \$4,163.92



### Heather Whyte

- 07 855 0550
- 027 239 2751
- heather.whyte@lugtons.co.nz

4 Matariki Terrace, Hamilton Central