



## 300 Shewan Road, Gordonton

Your cute as a button entry to lifestyle living in Gordonton awaits in this 1950s 3 bedroom home which was relocated onto the flat 5,780m<sup>2</sup> section in 2006. Inside offers easy living but leaves room to add value, set up with a good sized kitchen, bathroom, separate toilet and separate laundry. The lounge is flanked on two sides with French doors that open up to extend the living and let the sunshine in. It's warmed by a heat pump and wood burner and kept dry with an HRV system. There are two double bedrooms and one single - the master also opening up with French doors. Outside is separated into four paddocks for a cow or two, sheep, alpaca or goats. There's lawn for the swingset, trampoline and room for the kids to run around while the adults entertain on the North facing covered deck for all day sun. The shed is separated into two halves with one side lockable for safety. Ideally positioned in the desirable North East of Hamilton in close commuting distance to Hamilton, Morrinsville and Taupiri, and in desirable school zones - Gordonton and Puketaha Primary schools and Rototuna Junior and Senior High School. Escape the hustle and bustle - take the step into your rural living dream here at 300 Shewan Road. Call Anna to view. Download Property Files by copying the following link into your browser:

<https://www.propertyfiles.co.nz/property/shewan300>



Land area	5780 m <sup>2</sup>
Rateable value	\$735,000
Rates	\$2,209.67

