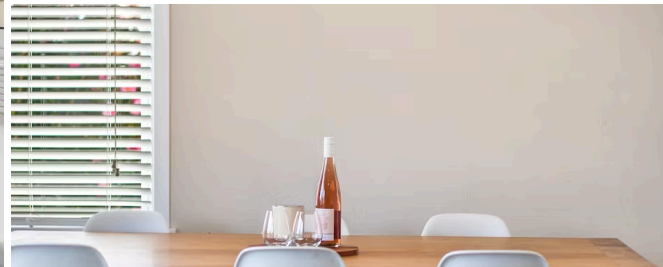




Sold



## 4 Clematis Avenue, Pukete

4 bedrooms 2 cars 2 bathrooms

Full of contemporary aesthetics, your home employs numerous updated features to make life more comfortable and in tune with modern living. Major renovations have been systematically documented and range from refreshed decor, new double glazing and window treatments to the majority of the house, underfloor insulation and the addition of heat pumps, downlights, and gas infinity hot water. Your kitchen is a model of efficiency set on a vinyl plank floor. It boasts new appliances, including an induction hob, stove and rangehood, as well as dishwasher drawers and water filtration. Wall movements have seen the creation of a fourth bedroom and an ensuite and walk-in robe to supplement your master bedroom. Both bathrooms are pristine and on point. There is new carpet to sink your feet into, two living areas and plenty of flexible space to use how you please. Your home embodies Kiwi living with flair. The grounds are tidy, well fenced for children and dog and provide good lawn areas for kids to let off steam. Your double garage has been fitted with an automatic door in 2021. Topping off the fantastic picture of relaxed family living is a Pukete address that assures you are close to schools, parks, river, commuter routes and The Base. Download and view the property files at <https://www.propertyfiles.co.nz/property/3%20Clematis%20Ave>

Land area	678 m <sup>2</sup>
Rateable value	840000
Rates	\$3,295.48



Richard Hartles

☎ 07 838 3800  
 📱 027 3693 001  
 ✉ [richard.hartles@lugtons.co.nz](mailto:richard.hartles@lugtons.co.nz)  
 🌐 <https://www.weisenchow.co.nz/>