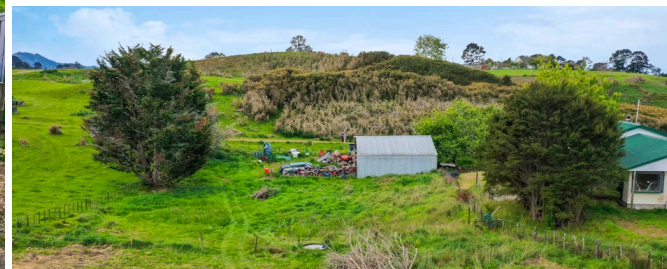




Sold



## 📍 795B Karakariki Road, Whatawhata

Approximately 3 acres of opportunity lies here at the end of Karakariki Road. This rolling land has no covenants and a 2 bedroom dwelling with no Code of Compliance Certificate is being sold As Is. There is an open ended shed and septic system, plus power on site, and has established fruit and nut trees and space for the veggie patch to be revitalised. The land features a large paddock next to the house, plus another two at the end of the driveway, ideal for either grazing or planting out. The house has a woodburner, two bedrooms, is plumbed for 2 bathrooms and has an open plan kitchen and dining over a suspended concrete floor above a basement garage. You'll need to do your due diligence here - the house was issued with a building consent but no CCC. With no covenants on the title means the options are plentiful as to how you make this dream come true. In a great spot, peacefully secluded and about ten minutes drive from State Highway 23. It's close to Whatawhata village and with easy access to Hamilton City and Raglan. Make no mistake - there's work to be done here on this lifestyle block and it must be sold. The hammer is ready to fall on auction day 11 November 2020 and will not be sold prior.



Land area	1.2908 m <sup>2</sup>
Rateable value	\$420,000
Rates	\$1,814.31

