



4 Herbert Street, Te Aroha

3 bedrooms 1 car 1 boat

Plenty of green space bordering this brick home creates a rural feel, a sense of peace and a restful outlook, with Mt Te Aroha providing a stunning backdrop. The one neighbouring property doesn't impinge on its privacy and the super-size 1130sqm section, dropping away to trees and farmland, encourages the quintessential Kiwi outdoor lifestyle. There is abundant space for kids to run about and let off steam and great scope for earth harmony living through having your own chooks, gardens and fruit trees. Orchard trees are well-established. The home packs in three bedrooms, a full bathroom, separate toilet and laundry. Kitchen and dining are open plan, and the adjoining lounge is spacious and a natural gathering spot for the family. Throw open the ranchslider onto the porch which wraps around the kitchen-dining zone and soak up the sun and scenery. There is a sizeable rumpus room for rainy day activities, plus a double garage. Schools, town centre and everyday amenities are close. Tidy and well-presented, yet original, the home is very liveable, with opportunity to modernise and add value. A proposed 70-lot subdivision destined to bring new housing to the area will enhance the vibrancy of Te Aroha, a town sought for its outdoor attractions, mineral pools and accessibility to Hamilton and the coast.

Land area	1131 m ²
Floor size	190 m ²
Rateable value	\$610,000
Rates	\$3,202.00



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