

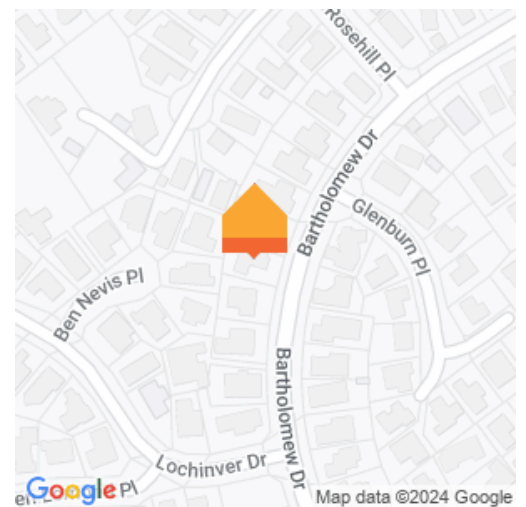


📍 40 Bartholomew Drive, Nawton

3 Bedrooms 1 Car 2 Bathrooms

Beautifully aligned with contemporary living, your appealing home is an effortless choice. Brick and tile construction assures occupier confidence while interiors are all about easy living modernity. The fully renovated kitchen combines form and function, and has great connectivity with the dining area, which flows into the lounge. Your family can converse, interact, and entertain in this social setting that lacks definitive boundaries. Shared spaces are balanced by personal sanctuaries, including a master suite and two double bedrooms, all with large wardrobes. The bathroom and ensuite have been transformed to reflect style, elegance, and luxury. Tiles feature prominently. A double internal access garage with a laundry rounds off the floor plan. There is good off-street parking. Your warm, dry home is a sun-lover. It captures abundant natural light and steps out to an enclosed patio for instant outdoor fare. There is room for kids to play and bounce balls in the backyard, and boxed veggie beds in place for gardeners. It lies in a family friendly, leafy neighbourhood in easy commuting distance of Waikato Hospital, the CBD, and The Base, with no bridges to cross.

Land area	630 m ²
Floor size	170 m ²
Rateable value	850000
Rates	\$3,323.43



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