



## 12A Bush View Drive, Waitetuna

Built in 2005 and offering a brilliant entry into lifestyle is this four bedroom two level home at the top of a gravel driveway on it's own 1.945Ha block in tranquil Waitetuna valley. With plenty of room for opportunity to make your own mark on the house and land the dream begins here. With two bedrooms, large lounge, wetback fireplace and the family kitchen downstairs, with two bedrooms sharing a communal living area and second bathroom. The contoured section comes ready with a big shed/workshop with mezzanine level and has been used as a dirt bike track. In commuting distance to Hamilton, Raglan and Te Awamutu, with local Waitetuna Valley school close by, this block is well positioned to get the best of all worlds - beach, city and rural. Priced to sell 12a Bush View Drive could be the opportunity you've been waiting for. Call Anna Smart for more info.

Land area	19430 m <sup>2</sup>
Rateable value	\$610,000
Rates	\$2,195.45

