



## 9B Waingaro Road, Ngaruawahia

3 bedrooms, 1 bathroom, 1 car space, 1 garage, 1 water feature

Nestled away surrounded by native trees, birds and outlooks up to the Hakarimata's. This property offers the best of both worlds, situated on a large 2324m<sup>2</sup> section providing you a lifestyle opportunity whilst being within walking distance of the centre of Ngaruawahia. This family home offers 3 double bedrooms, a separate lounge area and large dining space with additional seating area off the dining, with 2 Mitsubishi Hypercool heatpumps to keep you nice and cozy all year round. Sliding doors off both the lounge and dining spaces open up onto a large covered deck which offers an additional living space outdoors to enjoy during the summer months, for entertaining during the evenings and to also enjoy the peaceful and private outlook into the native bush and do some bird watching with a coffee in the morning. Stairs off the living space take you down to an office space off the garage perfect for a working from home set up. This property provides well-established gardens, a variety of fruit trees, native trees and your very own stream running through the property. While there are fenced off areas for children and or pets there is also plenty of open space for exploring in your own backyard, as well as your own above ground swimming pool to enjoy the last of the summer weather. This family home offers you a peaceful lifestyle within easy access to Ngaruawahia centre and only a 15 minute drive into Te Rapa and Rototuna. This location also provides a little over an hour's drive to Auckland. Want to enjoy the peace, tranquillity and be able to add your own touch to this family home with the possibilities that this property has to offer, feel free to get in contact today to see it for yourself.

<b>Land area</b>	2324 m <sup>2</sup>
<b>Floor size</b>	130 m <sup>2</sup>
<b>Rates</b>	\$4,201.00



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