



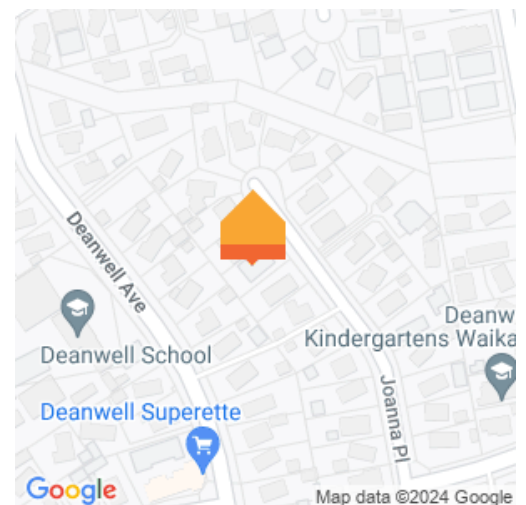
25 Joanna Place, Deanwell

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A trusty three-bedroom weatherboard home on a flat and fully fenced 617sqm cul-de-sac section are clues to the family lifestyle on offer here. The home has a slew of modern comforts, including a heat pump and DVS, both only three or so years old, insulation top and bottom, and an on-ground vapour barrier - all significant factors in keeping the home dry and healthy. Its flowing single-level floor plan features living at one end and a massive bedroom at the other, opening outdoors. A covered deck off the lounge extends living and entertaining opportunities and is a magnet for summer-time fun and relaxation. The kitchen has been recently renovated with style and detailed with subway tiles. It boasts a functional layout and a full array of appliances including a wall oven, gas hob, a new sink and tapware, a new dishwasher, and loads of storage. A fully tiled shower room, a bathroom with a vanity and tub, and a separate toilet serve a family well. The shower is more than just handy for young kids, it's great for washing the dog too!

A gas heater and heat pump keep the lounge toasty warm in winter. The laundry is separate. You can drive up to the backdoor to unload shopping and unbuckle toddlers under the shelter of an all-weather double carport. The garage may be single, but it's large and divided, and the big garden shed has a floor. Children have a spacious, secure backyard to play in. Built in the 1970s, the home shows pride of ownership. It sits at the top end of the cul-de-sac within easy walking distance of Deanwell School, close to shops, and not far from Waikato Hospital. Property Files Link: <https://www.propertyfiles.co>.

Land area	617 m ²
Floor size	107 m ²
Rateable value	\$700,000
Rates	\$2,998.00



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