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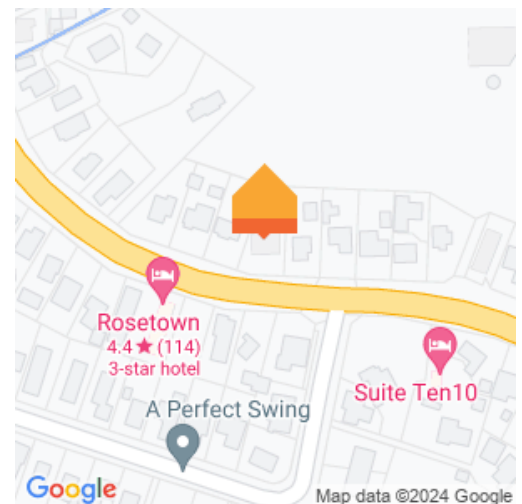


997 Kihikihi Road, Te Awamutu

Nestled on a generous quarter-acre freehold block, this property is the epitome of comfort & convenience with something for everyone in the family. Extensively renovated throughout; Hinuera stone & weather board construction boasting four bedrooms, two living zones, two bathrooms, powder room, an office, & sunroom, you are spoilt for content & it doesn't stop there. A warm & inviting atmosphere greets you, thanks to the cosy fireplace, light filled spaces & polished wood floor finishings. A well appointed open plan kitchen allows for connection between dining & living, leading to a sun-drenched conservatory. A considered floor plan winds gently through the home & offers separation between living zones, primary suite with ensuite, capitalises on capturing natural light, ample storage & an oversized family bathroom. The content continues with repainted exterior (March 2023), new roof, ventilation system, double glazing (mostly), 3 heat pumps, & comprehensive insulation, ensuring year-round comfort. Your family's safety & privacy are paramount & this property meets the brief. Fully fenced with a new electronic gate, ensuring easy access while keeping everyone secure. At the rear of the property sit a large double garage with workbench & toilet. The landscaped, easy-care section with vege garden, established fruit trees & large concrete pads for off street parking or little wheels means less time on maintenance & more time enjoying what this property has to offer. You'll enjoy a short trip to all Te Awamutu's amenities & all levels of schooling. This property truly caters to all your needs, combining character, comfort, & practicality. Contact us today to schedule a viewing & experience the magic of this family friendly haven



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| Land area | 1012 m ² |
| Floor size | 180 m ² |
| Rateable value | \$890,000 |
| Rates | \$3,564.60 |



Terry Ryan

 07 855 0550
 021 909 978
 terry.ryan@lugtons.co.nz
 <http://www.terryryan.co.nz/>