



## 1 Rolleston Street, Kihikihi

First home buyers, investors and renovators, 1 Rolleston Street is calling your name! Positioned in the fast growing location of Kihikihi, this snug & sunlit home presents three double bedrooms, one bathroom, a laundry and a sizeable deck with an outlook of admirable country views. This lovely 90m<sup>2</sup> home is situated on a spacious, sought-after 975m<sup>2</sup> corner section. Fully fenced & gated ensures safe play for the children & fur babies. A bare canvas means that the landscaping opportunities are endless and the conveniently level section allows for easy-care lawns. The generous and roomy 50.4m<sup>2</sup> double garage provides for maximum storage and parking, with potential for a handy man's workspace, or exercise gym. There is ample off-street parking. Internally, this home has been partially restyled and modernised, featuring fresh, neutral tones throughout. With easy flow from the front two entrances of the home, to the cosy open plan living/ dining room, through to the kitchen and laundry area; or down the hallway to the bedrooms, bathroom and separate toilet. Gaze out of the kitchen window to backyard views. Ultimate warmth is provided by the gas fireplace. A handy 5 minute drive to the Te Awamutu township, approximately 20 minutes to Cambridge & approximately 30 minutes to Hamilton Central. The possibilities are endless, it's time to add your creative touch. Your opportunity awaits!

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Land area

975 m<sup>2</sup>

Rates

\$2,633.00

