



📍 38 Te Wiata Lane, Ngaruawahia



A very appealing package that is big on lifestyle, this neatly presented home is the answer to a family needing four bedrooms, spacious open plan living and an easily managed property close to popular recreational attractions. Modern brick and tile construction, aluminium joinery, and a fenced 530sqm freehold section that strikes the perfect balance between not too large and not too small, makes the home an easy choice. The single level floor plan is well-conceived. Space is used efficiently, and comfort levels in the naturally ambient interior are boosted by a heat pump and ceiling insulation. The open plan domain is cleverly configured, and indoor-outdoor living is accounted for. A patio extending off the dining area beckons for outdoor relaxation. You will enjoy the benefits of an ensuite and walk-in robe. Toilet and main bathroom are separate, and the laundry opens into the internally accessed double garage. Views of the Hakarimata Ranges provide uplifting outlooks and are a reminder that walking tracks are nearby. Picturesque Waipa Esplanade is a few metres away and all amenities in the friendly Ngaruawahia township are handy. The Base is a short drive and the expressway is close. Call Del today to arrange your viewing time: 0226341066

Land area	530 m ²
Floor size	168 m ²
Rateable value	580,000
Rates	\$4,076.09



To download and access the property files, click on the link below or copy and paste it into the URL. <https://www.propertyfiles.co.nz/38TeWiataLane>



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