



52 Tupelo Street, Pukete



A rarely seen opportunity to reside less than 100m from the riverside in a superbly displayed and conveniently arrayed 159sqm brick and tile single level set on a level, easily managed 401sqm freehold title. Light and bright in neutral white kitchen with plenty of cabinets and expansive stone work surfaces unites open plan living and dining with a sunny patio set in secure pet/child-friendly rear section. Ideal for the plus-sized family featuring four bedrooms, modern main bathroom and semi-tiled master ensuite where sliders open to the outdoors with the added convenience of Infinity gas cooking and hot water plus all season comfort from heat-pump/air-con. Easily accessible directly off the street with internal access double garage/laundry with handy proximity to cinemas and retail at The Base, fast-food and pub at Flagstaff and a 15 minute (off-peak) drive into the CBD. A timely opportunity to upsize and relocate along one of North Hamilton's premium strips of riverside real estate where properties only change hands on the most infrequent of occasions. Early viewing absolutely essential. Contact Team Jack on 0800 TM JACK for Covid-compliant viewing protocols. For an information pack, copy and paste the below link on your web browser:-

<https://propertyfiles.co>.



Land area	400 m ²
Rateable value	\$660,000
Rates	\$3,666.85



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