

Sold

41A Old Taupiri Road, Ngaruawahia

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Stunning views of the Hakarimata ranges loom large at this refreshed home in friendly Ngaruawahia. The outlook provides a fabulous backdrop to daily living, entertaining and relaxing. Many an idle moment will be spent on the decks admiring the views. Built in the 1980's and extended in 1999, the home has three bedrooms, two bathrooms plus a large rumpus room that is versatile and could be used as an extra living area. The rumpus room opens up to a covered, all-weather deck framing an outlook of the ranges. The deck serves as a great kids' play area on a rainy day. Split-level in design, the home is on gas hot water upstairs and has an electric cylinder downstairs. It is fully renovated throughout, making it easy for buyers to step in and immediately enjoy. Kitchen and bathrooms have trendy tiled features, the laundry is separate, and two heat pumps keep the interior ambient through all seasons. Constructed in 2000, the consented double carport sits neatly on the generous 871sqm freehold site close to Waikato River. Kids have ample room for backyard games and the quintessential Kiwi lifestyle is possible here. The advantages of living in a smaller town like Ngaruawahia include less traffic congestion, easier access to amenities, and more bang for your buck. Recreation, including bush walks and cycling, are on the doorstep and city life is minutes away via the Waikato Expressway. Auckland is an effortless commute. Call Del today for more information or to arrange your viewing time. 0226341066

Land area	871 m ²
Floor size	110 m ²
Rateable value	565,000
Rates	\$4,042.00



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