



Sold



## 8 Havelock Road, Ngaruawahia

A fabulous first-home or investment, this classic weatherboard has great buyer appeal. It sits on a large 809sqm site and delivers a quintessential Kiwi lifestyle. There's oodles of room for kids to play outdoors and sunny decks to watch their activities, dine alfresco and chill out. Part of the rear deck has a louvred canopy for extended use and comfort. The heart of the home is a bright, airy open living environment that offers unhindered space for socialising, meals, and relaxation. It is anchored by a fully appointed modern kitchen and generously glazed for natural light. Windows are a mix of aluminium and wood. Three light-filled double bedrooms give everyone room to spread. The bathroom has a shower over bath, and both the toilet and laundry are separate. A warm, homely feeling pervades the interior which was upgraded around two years ago. The pot belly is a decorative focal point but its the heat pump that does the work. A double garage rounds out this family-friendly package. The location affords excellent lifestyle benefits. Ngaruawahia's town centre is a quick drive and the popular Hakarimata walking track is nearby. Easy access to the Hamilton-Auckland expressway makes commuting to major cities, The Base and Rangiriri's new Sleepyhead Estate effortless. Call Del today for more information or to arrange your viewing time. 0226341066



Land area	809 m <sup>2</sup>
Rateable value	\$520,000
Rates	\$3,926.93



To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/8HavelockRoad>



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