



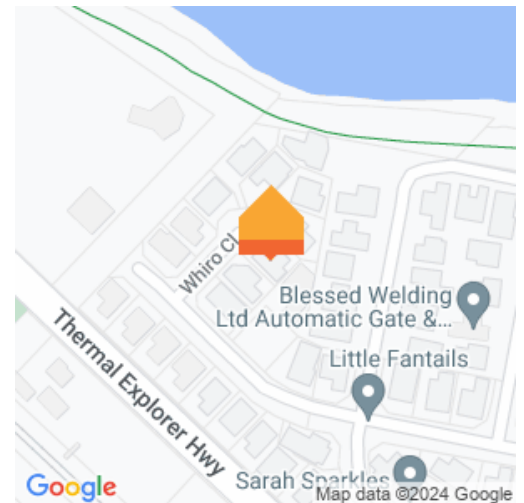
6 Whiro Close, Ngaruawahia

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

<https://www.propertyfiles.co.nz/596780001>

Land area	519 m ²
Floor size	171 m ²
Rates	\$4,233.00

This residence achieves all that a modern home sets out to do. It maximises space, has a functional and efficient layout and takes into consideration both indoor and outdoor living. Open space and good natural flow make the interior easily liveable. The front entrance leads into the family domain which is the hub of the home, seamlessly linked to the deck via two large ranch sliders. The master suite also spills onto the private rear deck. Built in 2019, this GJ Gardner home is full of contemporary comfort and designed to serve family needs. Social and personal spaces are beautifully balanced. There are formal and informal living areas, four double bedrooms, a full family bathroom and an ensuite. The laundry is recessed into the double internal access garage. A composition of brick and linear board gives the dwelling a smart modern look, complemented by a stylish interior. Double glazing, a heat pump and gas infinity hot water ensure excellent creature comfort. The 519sqm section is fully fenced for pets and young children, and the frontage exudes a contemporary look. Buyers inherit the approximate eight-year balance of the house warranty. Part of the quality River Terraces development, the property is close to Ngaruawahia Golf Course and Te Awa river trail. Te Rapa, The Base and Hamilton city are easy driving distance and commuting to Auckland is a breeze thanks to the nearby expressway. Call Melissa Wilton for your appointment to view on 021 157 3459.



Melissa Wilton

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