



Sold



## 18 Sanders Street, Arapuni

Create your ultimate lifestyle in Arapuni. Whether you enjoy peaceful surroundings or an adventure-fuelled backyard - you can have it all! This 3 bedroom beauty is packed with appeal, with a stunning rural outlook over neighbouring farmland, and the convenience of being just a stroll away from the popular Rhubarb cafe, riverside walking and cycling trails. Arapuni village is a delightful community, offering all the benefits of lakeside activities, along with the Arapuni suspension bridge, kayaking, and plenty more. This charming character-filled property is definitely worth a visit. Offering the best of both worlds, the 1950s home features low maintenance aluminium window frames (with timber details for added appeal), heat pump, HRV, wood flooring in newly renovated bathroom, plus plenty more. Separate toilet, separate laundry and ample storage. The kitchen/dining is open plan and the bay window overlooks a completely rural vista you'll never tire of. Upgrades enhance the homes existing features and there's plenty of opportunity to indulge your own personality here also. The 1017m2 section offers plenty of opportunity for lavish gardens, there's a timber deck and paved area for outside entertaining, as well as a fully fenced secluded back garden/spa pool area with plenty of privacy. The extra large garage is ideal for a man cave, office, workshop or hobbies, with plenty of natural light and power points. Loads of space to store all of yours toys, like boats and kayaks, and generous parking for friends and family. Treat yourself to your dream lifestyle and consider the benefits of living amidst such a stunning setting, close to Maungatautari Mountain and approximately 30 mins from Cambridge and Te Awamutu.

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Land area	1017 m <sup>2</sup>
Rateable value	\$339,000
Rates	\$2,919.30

