



## 8 Titoki Place, Pukete

4 bedrooms, 1 bathroom, 2 car spaces

Here's your opportunity to purchase one of the best views in Hamilton. Situated atop of a private cul-de-sac you're going to discover what it's like to wake up to amazing sunrises with one hundred and eighty degree views from Pirongia to Te Aroha and beyond. This two level 230 square meter home is beautifully positioned on a 943 square metre section with wide open spaces, massive off street parking and of course those stunning views. Originally constructed and occupied by a builder, our current owners are the third family to enjoy this wonderful home. The top level contains generous living and dining areas with full length wrap around deck, a large kitchen, three bedrooms and of course a bathroom and separate toilet. Downstairs it's all about space, and the floorplan offers plenty of scope for those looking to possibly work from home, bring in extra income or have a need for growing or extended family. Currently configured for homestays and Air B&B you'll find a living / dining area, large bedroom with enough room for a second bed, kitchenette and separate shower and toilet. Opposite to this you have an extensive entrance foyer and access to the large high stud double garage with plenty of workspace and a laundry facility. We all know the true value of real estate is in the land content and location so finding such a large section with views like this is rare indeed. There's so much potential here to create the garden of your dreams or just enjoys what's already here, and as for location Pukete enjoys a wonderful family and community vibe with excellent schooling and kindergartens, The Base Shopping Complex, local boat ramp and equestrian centre and of course parklands and river walks close by.

**Land area** 943 m<sup>2</sup>  
**Rates** \$3,470.73

