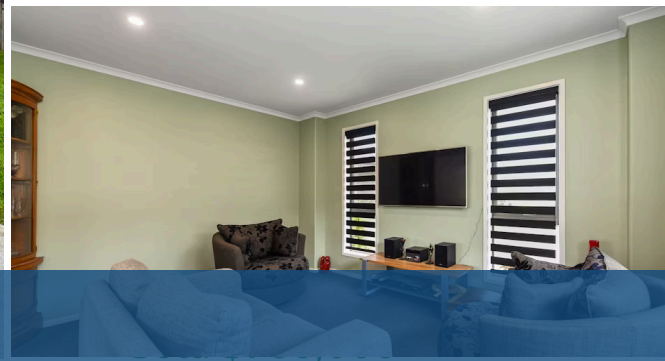




📍 86 Tramway Road, Ruakura



Sold



This double-glazed brick home has a modern inclination and a great leaning towards relaxed living. It's got everything a busy family or couple looks for in a well-designed single-level home, including two living areas, outdoor flow to sunny decking, a master suite with deck access, internal access double garaging and easy-care grounds. The open plan zone not only brings everyone together for meals and family time, it also becomes a superb space for entertaining when the doors are thrown open to embrace the alfresco. The separate lounge invites quiet relaxation and is ideal for movie nights. When guests are over, the children can take over one zone, while adults enjoy the other. Gas hot water and a heat pump provide instant year-round comfort. The section is fenced, has room for outdoor games and gardens, and parking out front. Southwell School and Five Cross Roads are walking distance. The central location, close to Wairere Drive, makes short work of commuting to urban amenities, the CBD, university, Ruakura businesses and Innovation Park, as well as out-of-town destinations. For an information pack, copy and paste the below link on your web browser: -

<https://www.propertyfiles.co.nz/property/CE17603>



Land area

448 m²

Rates

\$3,596.93



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