



📍 1/2 Fraser Street, Te Awamutu

3 bedrooms 1 carport 2 bathrooms

If you are looking for original character plus modern comfort and convenience, hurry to view this hidden gem, an immaculately presented 1930s bungalow in a secluded garden setting featuring a magnificent ginkgo shade tree and just a short walk to shops, services, supermarket and cafes in the bustling Te Awamutu township. Centrally located 20 minutes to Cambridge and 30 minutes to Hamilton or the fantastic adventure playground near Arapuni, where you can enjoy a variety of recreational activities including the Maungatautari eco-reserve, cycling and tramping the Waikato River Trails, boating and water-skiing on Karapiro and Arapuni lakes or fishing from the Arapuni Dam Bridge. This charming home is suitable for families or couples, with three double bedrooms, a beautiful modern kitchen (including a de Longhi gas cooktop/electric oven, double-drawer dishwasher and plumbed-in fridge/freezer), separate laundry, separate toilet, family bathroom with tiled shower room and a lovely large ensuite with bathtub. High-stud ceilings, bay windows, native timber floors in the living areas & kitchen and carpet in the hallway & bedrooms add to the attraction. Heat pump air conditioning keeps the house warm in winter and cool in summer and a Rinnai Infinity gas heater provides unlimited hot water. Indoor and outdoor entertaining is well catered for, with french doors opening from the lounge to a private paved patio. Plenty of scope for hobbies or gardening, with a powered lock-up workshop and garden shed. An attached double carport provides ample off-street parking. Previously consented plans for additional room available. LIM report available. Contact Tony Mills call free 0800 35 34 34 (text 021 35 34 34) for more information.

Rates

\$2,802.00

