



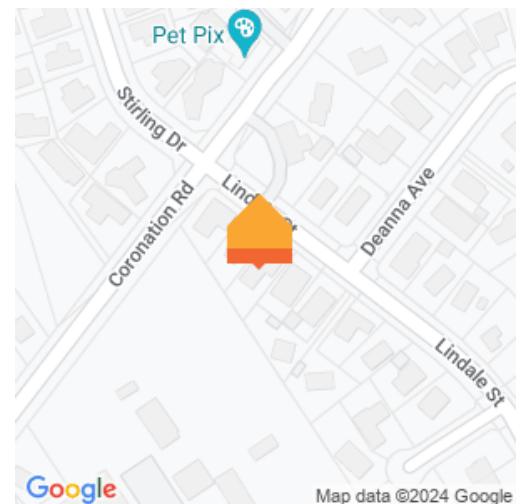
21 Lindale Street, Morrinsville

Seeking something central? Settle into this sought-after location. Situated in lovely Morrinsville - small-town Waikato at its finest - is this spacious, yet private, home. A generous 838m² with 200m² of flooring provides ample room to relax and stretch out in comfort. 3 double bedrooms (incl. master with ensuite), a sizable living area, separate bathroom, double garage, separate shower room and toilet amount to a property fit for families. Having such great schooling so close is an added bonus. This 1980s home has solid bones, ideal for individuals eager to give it a facelift, but just as suitable for those wanting to embrace the original, retro charm it proudly flaunts. Located on Morrinsville's desirable Lindale Street, this town is well and truly in the NEWS. Check the compass - pop North for a getaway to Auckland, East to Mt. Maunganui to soak up the sun, West to Hamilton for a waltz amongst the gardens, or Raglan for a surf and some fish and chips on the beach. Or you could even head South for an unexpected journey to Hobbiton or even keep going and head to Mount Ruapehu for a weekend at the snow. And for those days you're satisfied simply staying in, this home's large outdoor area caters to all types. Kids can frolic about, letting their legs, and imaginations, run wild; couples will enjoy entertaining guests for an evening of wines and cheeses; and retirees can settle into the peaceful privacy, with abundant space to let flourish some flowers and veggies. Be quick to book a viewing by calling Sam today on 020 4038 1998.

****Builders report & LIM report available****



Land area	838 m ²
Floor size	200 m ²
Rateable value	\$650,000
Rates	\$2,977.00



Sam Taylor

☎ 07 853 0013

☎ 020 403 81998

✉ sam.taylor@lugtons.co.nz