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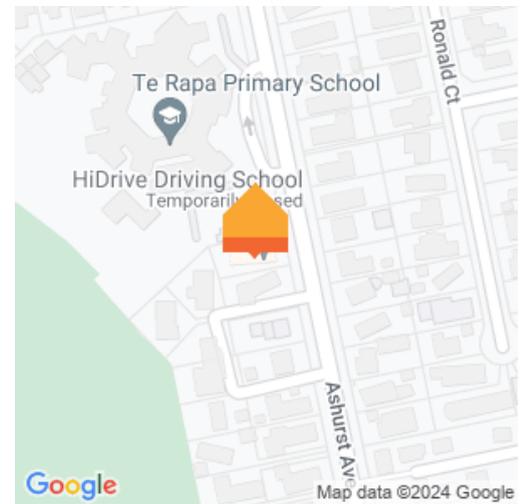


📍 59 Ashurst Avenue, Pukete

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Reside in or pack out the portfolio. A proven family friendly floor plan and prime positioning on a huge 801 sqm site in popular Pukete, this tidy 3 bedroom with a rejuvenated bathroom while the master features an elegant ensuite with walk in robe is undeniably an ideal entry point for occupiers or investors looking to gain a foothold in this coveted Hamilton location. Renovated kitchen with a double-dishwasher, stone bench top and classy but easy-care tile floor complements the in house master chef. An HRV system ensures a warm, dry healthy home during the worst Waikato winter. Great news for kids with allergies or susceptible to the sniffles. Indoor/outdoor flow to the exquisite deck extending off the living areas creates a superb space for relaxation or alfresco entertaining. Flat and fully fenced, the rear lawn gives the kids or pets abundant grassy areas to play on while offering scope for further landscaping and shaping. Proximity to arterial routes makes it easy to get in, out and around Hamilton. The Base with its comprehensive retail and entertainment facilities is only a few minutes drive and there's a number of good schools in the area with popular Te Rapa school next door. A great build with little maintenance needs, this home presents superb value for the size, location and quality. Own and occupy or tenant for cash flow but whatever you do, you'll need to do fast because these family biggies in Pukete get snapped up in short order. Viewing essential, don't delay inspection - call Jack on 0800 TMJACK (865 225) or Kirn on 027 854 7722 for a private tour or catch you at the open home.

<b>Land area</b>	801 m <sup>2</sup>
<b>Floor size</b>	190 m <sup>2</sup>
<b>Rates</b>	\$3,098.15



**Jack Ramasamy**

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