



Sold



## 7 Herangi Crescent, Ngaruawahia

Designed with ultimate functionality in mind, this modern home reclines on a spacious 2706sqm (approx. ) section backing onto River Road Estate. A superstar when it comes to alfresco living, it has a fabulous indoor-outdoor mindset. The home offers double glazing throughout, apart from the double internal access garage and extols the virtues of open plan living and dishes up chic contemporary style. The entry, kitchen and bathroom domains sit on polished concrete floors, and the socially-oriented kitchen shines with stone bench tops, an induction hob and wall oven. Easy living features abound. Two sets of bi-fold doors open the communal hub to the entertainment patio and sculpted courtyard. The master bedroom also steps outdoors and its walk-through wardrobe provides access to the well-appointed bathroom. A second toilet in the garage is a real bonus. Heating is via an efficient woodburner. The grounds are designed for family enjoyment. There's ample space for outdoor games, a good selection of fruit trees, two garden sheds and oodles of parking. The section is fenced and gated so ideal for pets as well. Ngaruawahia township is a quick four-minute drive. The area has great lifestyle attractions, including the Hakiramata Ranges and Te Awa cycle way, and being on the outskirts of Hamilton means Flagstaff's Borman Village is some 10 minutes away and The Base is handy.

 3
  1
  1
 

Land area	2706 m <sup>2</sup>
Floor size	182 m <sup>2</sup>
Rates	\$3,702.00

