



## 20 Te Anau Place, Glenview



There is no doubting the appeal of this property as a first home choice and fantastic family nest. It achieves a warm family feel, lies in a quiet neighborhood footsteps from Te Anau Park, and has Glenview Shopping Centre in walking distance. Ready for immediate enjoyment, the well-presented property shows pride of ownership. The up-to-date kitchen has a full range of appliances, stylish subway tiles and crisp neutral cabinetry. Ranchsliders open the lounge to relaxed outdoor living on a fenced timber deck overlooking the park. Indoor-outdoor flow creates a great dynamic for entertaining, allowing gatherings and summer parties to spill outdoors with ease. A heat pump and ventilation system keep the interior ambient and cosy all through the year, and lustrous timber floors add a rich aesthetic. The fully fenced and private backyard is ideal for children and pets and loads of fruit trees ensure good healthy pickings. In a popular pocket of Glenview, the Te Anau Place cul-de-sac has a peaceful ambience and its proximity to Waikato Hospital, the CBD, Hamilton Airport and major transit routes makes sought after.



<b>Rateable value</b>	\$770,000
<b>Rates</b>	\$2,857.02



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