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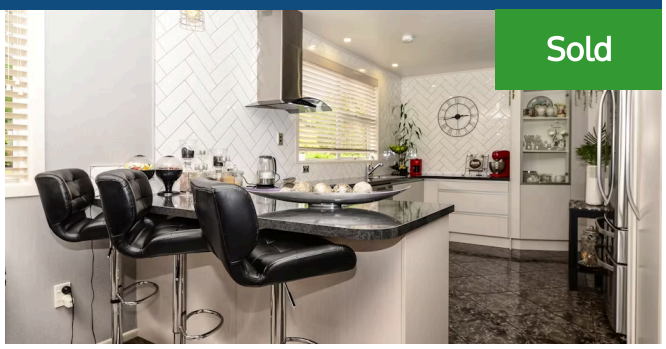

9 Woodlands Road, Hamilton North

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Apologies, Saturday open home now cancelled - Call Heather for further Info

An exceptional opportunity awaits a family looking to enjoy village life, country ambience and a large scale environment anchored by a tastefully refurbished home. This immaculately presented 1401sqm Gordonton property is footsteps from local cafe, just down the road from the local primary school, and minutes from Rototuna. It offers the best of both worlds: friendly rural community and city proximity. There is loads of space to raise a family in the good old Kiwi tradition. Nestled amid the landscaped grounds is a multi-level home of substance and style. Large relaxed living spreads across the main level which embraces open dining and lounge, and a modern tiled kitchen with streamlined soft close cabinetry. Three generous double bedrooms occupy the upper level which contains a separate toilet and bathroom, both fully tiled for easy care and good looks. The single internal garage is carpeted and currently used as a utility space. A large tiled laundry, second toilet and fourth bedroom round off this level. An emphasis is placed on outdoor living. The large undercover deck overlooking the private peaceful grounds is a favourite spot for outdoor entertaining. Ceiling fans provide good air circulation in key areas of the home; while the woodburner dispels the winter chills. Huge parking and a triple car garaging at the rear add value and versatility. The section has majestic trees, mature gardens and room for animals. Everything about the property speaks to family enjoyment.

Land area	1401 m²
Floor size	180 m²
Rateable value	$425,000
Rates	$2,152.21

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