



Sold

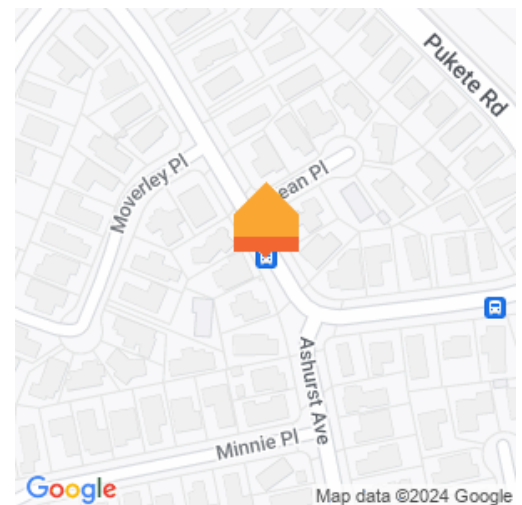


16 Moreland Avenue, Pukete



If you love river walks, want to be in the northern end of Hamilton, and are looking for a large family home, then make sure you take the time to walk through this one. Designed for everyday functionality, this brick and wooden home sits on an established 651 sqm freehold site and spreads over a well-conceived 200 sqm floor area. It is oriented for optimum sun, which naturally creates a warm interior and delivers light filled living with a dining room that opens out to a sheltered alfresco for effortless indoor outdoor entertaining. The home comprises of three bedrooms, an open plan kitchen and dining, second living area, a separate laundry and a internal access double garage. It has a large garden shed that will provide extra storage. The layout caters for active young families and anyone wanting a lot of space. It has great content to make this an enjoyable family home as it features a heat pump and a fireplace to provide warmth and comfort all year round. The section offers plenty of outdoor space and has a generous sized shed to maximise storage. It is also pet proof and child friendly. The location lets you draw on the benefits of parks, schools, commerce and retail. Braithwaite Park and the Waikato River Walk are footsteps away, and Te Rapa commerce and The Base are close by. The bus stop is right outside the home making it easy to use public transport. It has been lived in and loved for many years and provides loads of opportunity for the new owners to add their own personal touch by giving it a make over. It has had fresh paint in the bathroom, living and family areas but is in original condition throughout.

Land area	651 m <sup>2</sup>
Rateable value	\$970,000
Rates	\$3,687.12



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