



📍 434 Racecourse Road, Te Awamutu



Welcome to 434 Racecourse Road. . come inside. Racing this time to buy 2 houses for the price of 1. The main dwelling features a 1940s weatherboard character and charmed 3 bedroom home with 2 bathrooms. The Back 2007 built sleepout/flat features 2 bedrooms with 1 bathroom and kitchenette (it uses same power as main home). Your cars will be sorted - there's a double garage plus carport. This unique home-run offers the ideal separation seldom found - quite private and independent from the other - you could use the 2nd home to house adult children, extended family, or rent it out to help pay the mortgage? Relaxing out on the front deck is perfect over the Summer months, and you get to enjoy the space on a 953m2 fully fenced section. Enjoy evenings looking towards Pirongia Mountain and taking in the final sunlight for the day. Your drive into the gorgeous rural township features some fantastic cafes' and some of my favorite boutiques as well. If you need to get into Hamilton - you're in the right place. The owners say the outside room with rental potential was a real draw card, they've loved how quiet and fresh it is, the "small town" feels, nice neighbours, totally quick trip into Hamilton, and love the views over towards Pirongia. Chattels include: 3x heatpumps, dishwasher, gas stove/electric oven, ceiling fan, insinkorator, spa bath, heated towel rail, garden shed. Gas bottles supply gas to main home cooking and hotwater. Plus hotwater in ancillary unit. Race on out to Racecourse Road today. . . this will be the best bet you've made in 2023. Call Lisa Sigley on 021722281 to view today. www.lisasigley.com

Land area	953 m ²
Floor size	197 m ²
Rateable value	\$510000
Rates	\$3,156.00



For an information pack copy and paste the below link on your web browser

<https://www.propertyfiles.co>.



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🌐 <https://www.lisasigley.com/>