Lugtons

Your home is worth more with Lugton's







86 Kiteroa Street, Karapiro

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Calling those with energy and imagination, this character three-bedroom house, built in Karapiro Village in 1944, has been sadly neglected in recent years and needs a complete makeover. Here is a place you can develop and modernise to reap the rewards or turn into a beautiful home of your own. Nested on a lovely peaceful 891 sqm section, full of mature fruit trees and berries, with rich, productive soil, a keen gardener's dream. The home comes with a separate large double garage, and a large art studio or office tucked alongside the golden delicious apple tree at the bottom of the garden. With french doors opening onto the driveway, this could be the perfect place to work from home. Insulated top and bottom, with heat pump air-conditioning, HRV ventilation system and a working open fireplace ready for a toasty winter. Summertime means walks to the lake to swim, or to hunt blackberries in the lakefront reserve. Kayak and water ski on the lake. Set at the end of a quiet cul de sac, the children can ride their bikes around the water tower. Or you can cycle over the dam and along the cycleway at the edge of the lake or into Cambridge town, a brilliant outing with the kids. Or walk up Maungatautari, New Zealand's largest inland sanctuary, with birdlife spilling out and into the surrounding environs. A peaceful and friendly small community, with a village playground nearby to visit with the toddlers. A thriving cafe across the dam, and popular boating and rowing events at the lake throughout the year. Karapiro School is a delightful rural primary school and Cambridge with intermediate and high school is only seven minutes' drive or a bus ride for the kids. The ideal live-in-and-develop project for a builder and family.

Land area	891 m²
Rateable value	$405,000
Rates	$2,591.00

