



📍 16B Eccles Avenue, Te Kauwhata

3 bedrooms 2 bathrooms 1 carport

Step onto the property ladder with this two level, 3 bedroom, home in a great location in Te Kauwhata. Fully fenced with a large backyard for the family and your fur babies to enjoy while enjoying the privacy you need. Featuring a new kitchen which includes Fisher and Paykel induction cooktop, range hood, dishwasher, water filter, waste disposal and heaps of storage. This home has new carpet throughout, separate bathroom and toilet, as well as a ventilation system which keeps the home warm and fresh. As a bonus you also have a media or rumpus room and an extra room/study downstairs with separate entrance and courtyard which could be used as a work from home set up or an extra space for a growing family. Sited on a 606m<sup>2</sup> freehold section with 2 car carport, shed, a large entertainers deck and pergola and within an easy walk to the village shops, cafe, medical centre, school, fitness centre and childcare. Situated in the lovely township of Te Kauwhata where the community look after each other. The new express way will make travelling to Hamilton and Auckland a breeze making Te Kauwhata ideal for families and professionals alike.

Land area	606 m <sup>2</sup>
Floor size	133 m <sup>2</sup>
Rateable value	\$415,000
Rates	\$3,245.94

