



Sold



📍 41 Waingaro Road, Ngaruawahia

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This superb package allows entry level buyers to step into the future with confidence. Full of panache and punching well above its weight, the home has a strong kerbside presence and a contemporary interior that fits with a relaxed lifestyle. No stone was left unturned when transforming it into the modern marvel that is seen today. Comfort levels are high thanks to top and bottom insulation, a heat pump, HRV system and sun filter and block-out blinds. The kitchen was fitted with a new induction hob and subway tiles during an upgrade earlier in the year. Built-in storage adds a fabulous new dimension to the open plan lounge while the seamless flow onto the awesome deck heightens the living and entertaining experience. Family and friends can gather with ease, sit and chat on the built-in seating, and soak up the home's warm, friendly ambience. Three bedrooms offer ample personal space. Bathroom and laundry are both on-trend, and decor throughout is chic. Aluminium joinery is another plus. Versatility awaits in the backyard. The insulated cabin, with a mezzanine floor, is highly suited for extra accommodation, hobbies, office, rumpus retreat, or teenager's den. Homeowners can party hard in the separate mancave come utility room which is wired for surround sound and is insulated in the roof and walls. Loads of off-street parking augment the single carport and the driveway is under a year old. Fully fenced, the section safely contains young children and pets, and has a garden shed for tools and implement storage. When it comes to exercise and the great outdoors, the popular Hakarimata Rail Trail and Walkway, Waterworks Walkway and the Te Awa Cycleway are nearby. Shops are handy and the expressway is close for commuting to Hamilton or Auckland.

**Floor size** 122 m<sup>2</sup>  
**Rates** \$3,868.00



**Melissa Wilton**

📞 07 853 0013

📱 021 157 3459

✉ melissa.wilton@lugtons.co.nz