



1 Herbert Street, Te Aroha



Sold



3 Bedrooms 1 Car 1 Bath

Nestled under the wing of Mount Te Aroha, this classic 1960s brick home is immediately available and could yours before Christmas. It presents tidy, is effortlessly liveable and handy to everything - shops, cafes, high school and domain - and offers what is often missing in a big city, a sense of community. The friendly, former Edwardian spa town is a popular destination for outdoor lovers. It sits at the mountain base, has hiking tracks to the summit, and is sought for its biking trails, pools, and historic sites. It is the only place in the world with a natural hot soda water geyser. It is against this background that a family can carve a future. The home has solid bones, three decent sized bedrooms, a full bathroom and separate toilet. A lounge extends off the open plan kitchen/dining area and porches feature front and back. There is 41sqm of stand-alone garaging, mature trees and a veggie patch in the backyard, plus plenty of lawn area for kids to play. A proposed 70-lot subdivision destined to bring new housing to the area will add to the town's appeal and give it a burst of new life. This property has been in one family since 1960s and is now offered as a deceased estate with early settlement possible. Don't delay Call Chip Today.

Land area	728 m <sup>2</sup>
Floor size	109 m <sup>2</sup>
Rateable value	\$560,000
Rates	\$3,114.00



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