



## 15 Windsor Road, Maeroa

Born in the 1940s and remodelled for modern life, this Maeroa home has more than its fair share of charm. Set under high stud ceilings, the interiors embrace separate living options, three double bedrooms and a spacious light-filled open plan kitchen and dining zone. Three heat pumps, a gas fire and gas infinity hot water pander to family comfort while several outdoor enclosures provide versatile spaces for alfresco pastimes. The master bedroom, which is peacefully separated from the children's sleep zone, links to a second living area with a courtyard, and also opens to a private grassy courtyard. There is potential to add further value. The secure, fully fenced section houses a super sized auto double garage with a separate entry door. Lying in a quiet established cul-de-sac, the home is walking distance to schools, popular local cafe FMG Waikato Stadium. Sports facilities nearby, from tennis and bowls, to netball and BMX tracks, cover a wide range of disciplines to suit all ages. And being moments from Te Rapa Straight, the drive to The Base, Te Rapa and CBD is an effortless undertaking. The lifestyle benefits Maeroa offers makes it constantly sought after and a target for modern housing developments.



Land area	547 m <sup>2</sup>
Floor size	170 m <sup>2</sup>
Rateable value	\$580,000
Rates	\$2,982.50



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