



📍 22 Matawhero Place, Ngaruawahia

Completed in 2017, this sophisticated and near new brick home nestles in a growing new subdivision just a short drive from Hamilton North. Showcasing stylish interiors and a spacious floorplan with seamless indoor/outdoor living. Neighbouring the Ngaruawahia Golf Club and close proximity to the Waikato River, Te Awa Cycle way, The Base Shopping centre and an easy commute to Auckland or Hamilton. Built by G. J. Gardner homes with a 6 year warranty remaining makes this a superb choice. Modern kitchen boasts stone benchtops, high quality appliances and a scullery. Open plan in design, the dining and living area is free flowing with trendy appointments opening to the alfresco outdoor entertaining area. Separate lounge is an ideal place for you to relax and unwind. Four generous bedrooms and a modern family bathroom, the master includes a tiled ensuite, walk-in wardrobe and access to the outdoor entertaining area. The outdoors is a sun-drenched haven with lush level lawns and manicured gardens surround the home. Fully fenced 698sqm section makes this a child friendly environment. Double garage, security system, electric gate, heatpump and an outdoor heater are just some of the additional features to this home. Don't miss this opportunity to secure an outstanding family home, viewing is highly recommended.

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Land area	698 m ²
Floor size	188 m ²
Rates	\$3,983.00



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