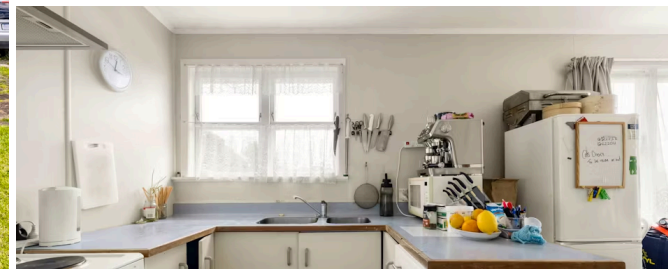
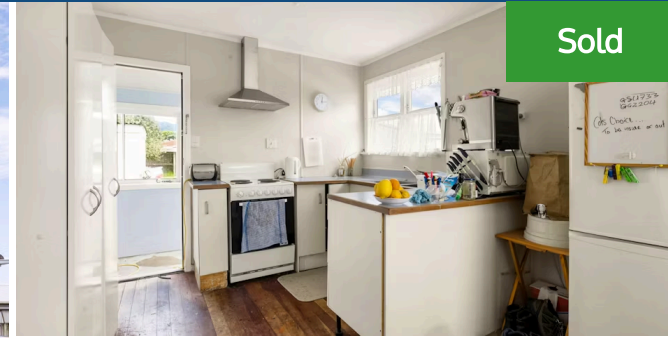




## 📍 6 Sims Street, Ngaruawahia

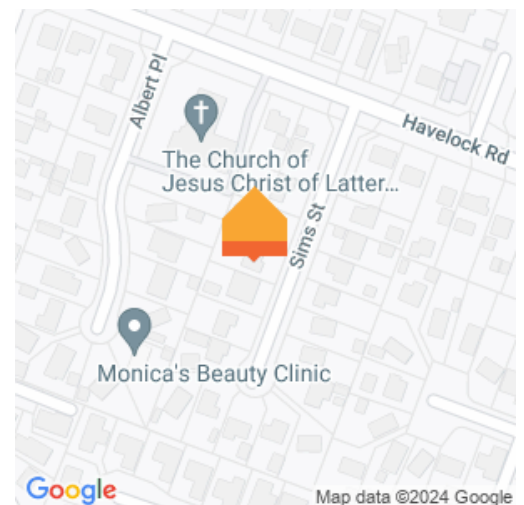


3 1 1

Presenting the ideal entry point into the property market with this three-bedroom home situated on a sprawling 809sqm (approx) section. Boasting an immense potential for first home buyers, this residence invites you to move in and make it your own. Nestled conveniently close to Ngaruawahia centre, Breaking Bread Cafe and the Hakarimata Summit, and offering an easy commute to both Auckland and Hamilton. The home comprises of the kitchen with wooden floors, the dining room is adjacent with window seats. Spacious living room is equipped with a heat pump and there is floor and ceiling insulation. Three bedrooms and the family bathroom. Generous, fully fenced section provides a canvas for your landscaping dreams with established fruit trees, promising a private and secure space for outdoor activities. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/6sims>

Land area	809 m <sup>2</sup>
Floor size	103 m <sup>2</sup>
Rateable value	\$435,000
Rates	\$4,027.00



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