



18 Waikato Esplanade Ngaruawahia

Once In A Lifetime

Offers Over \$570,000

This stylish 3 bedroom home has been renovated immaculately from top to toe! New roof, re plumbed, rewired, re piled, paint inside and out and insulated in the ceiling, floors and some of the external walls. Nearly 100 years old it has all the modern comforts blended tastefully with it's own classic style ready to meet the demands of modern life.

At the entrance you are greeted by beautiful stained glass windows and newly polished wooden floors which carry through to the lounge, kitchen and bathroom.

The lounge is welcoming with high ceilings, a heat pump and French doors leading to a deck.

A modern kitchen-dining with breakfast bar and all the trimmings opens out to a large deck and spacious back yard providing excellent indoor- outdoor flow. The bathroom is combined with the laundry to make efficient use of space.

3  1  1 

FOR SALE

Sold

VIEW

ngaruawahia.ljhooker.co.nz/44THFH

CONTACT

Tessa Jelaca 027 812 2101

LJ HOOKER NGARUAWAHIA

(07) 824 8601

The bedrooms have new carpet and two have built in wardrobes. All of this situated on an approximately 809m², fully fenced property. Perfect for a BBQ and outdoor entertaining, plenty of room for kids and pets to play safely. The single garage and rustic storage shed add to the funky character of the property.

Across the road is the river reserve and the Te Awa cycle track, dotted with fitness equipment. The property is walking distance to The Point where there is a big playground, skate park, community BBQs and events are held from time to time.

This home is practically brand new, on a large section and in a great area! If you are ready to fall in love with this property call Tessa Jelaca today- 0278122101.



More About this Property

PROPERTY ID	44THFH
PROPERTY TYPE	Residential
LAND AREA	809 m ²
HOUSE SIZE	102.00 m ²
INCLUDING	Air Conditioning, Toilets (1), Alarm, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, Decks

Licensed Real Estate Agents
(REAA2008)

LJ Hooker Ngaruawahia - Twin Rivers Real Estate Limited

CONTACT: Tessa Jelaca
EMAIL: tessa.nga@ljh.co.nz
MOBILE: 027 812 2101
PHONE: (07) 824 8601
FAX: (07) 824 8602

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