



## 20 Old Taupiri Road Ngaruawahia

### Better Be An Early Bird!

This solid 91m<sup>2</sup> three bedroom brick property is located on one of the nicest streets in Ngaruawahia and sits on a large 1012m<sup>2</sup> section.

It has been a rental property for a number of years with a long term tenant, so it complies with the current insulation standards. It also has a wood fire and heat pump.

With three bedrooms and a separate dining area, this is your chance to get into your first home or add to your portfolio.

With a rateable value of \$400,000 this home is for sale by negotiation.

Please note: More photos to come. These photos have been taken previously.

Call for an opportunity to view!

WDC: \$2,944.88 WRC: \$258.72



#### FOR SALE

Sold

#### VIEW

[ngaruawahia.ljhooker.co.nz/44XHFH](https://ngaruawahia.ljhooker.co.nz/44XHFH)

#### CONTACT

Paula Jelaca 027 227 4842

#### LJ HOOKER NGARUAWAHIA

(07) 824 8601



## More About this Property

<b>PROPERTY ID</b>	44XHFH
<b>PROPERTY TYPE</b>	Residential
<b>LAND AREA</b>	1,012 m <sup>2</sup>
<b>HOUSE SIZE</b>	91.00 m <sup>2</sup>
<b>INCLUDING</b>	Toilets (1), Close to Schools, Close to Shops, Close to Transport

Licensed Real Estate Agents (REAA2008)



## LJ Hooker Ngaruawahia - Twin Rivers Real Estate Limited

CONTACT: Paula Jelaca  
EMAIL: [pjelaca.nga@ljh.co.nz](mailto:pjelaca.nga@ljh.co.nz)  
MOBILE: 027 227 4842  
PHONE: (07) 824 8601  
FAX: (07) 824 8602

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