



## FOR SALE

### BRAND NEW AND READY TO MOVE IN!!!

"This GJ Gardner Home in the Swan Road subdivision is crafted to GJ Gardner's high standards, featuring a sturdy brick exterior. Enjoy the advantages of full insulation, double-glazed windows, and the peace of mind that comes with a master build guarantee."

This spacious four bedroom, two bathroom house is a must-see. With 186 square meters of floor space, there is plenty of room for the whole family to spread out and relax. The open plan living area is full of natural light and provides plenty of space for entertaining. The modern kitchen features a dishwasher, built-in oven, and plenty of cupboard space.

Each of the four bedrooms come with built-in wardrobes, providing plenty of storage. The master bedroom also has an ensuite for added convenience.

The house is heated and cooled by air conditioning, keeping your family comfortable all year round.

Outside, the 681 square meter block has plenty of room for the kids to run around. There is a secure remote garage, as well as secure parking and a fully fenced courtyard. There is also an outdoor entertainment area, perfect for hosting your friends and family.

"Te Kauwhata, located near the town center, local schools, and just minutes away from the new expressway, is becoming a sought-after choice for families seeking a small-town lifestyle while maintaining convenient access to both Auckland and Hamilton."

Come and take a look at this property. With its gorgeous rural location and modern features, this house is sure to please. Contact us today to arrange a viewing.

4 BED | 2 BATH | 2 CAR

#### PRICE:

Price by Negotiation

#### OPEN FOR INSPECTION:

N/A



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