



## FOR SALE

### "ATTENTION FIRST HOME BUYERS"

Set on a generous 1,297m2 section, this well-maintained home offers a modern gully kitchen, open plan dining into a spacious lounge and three comfortable bedrooms serviced by a modernized bathroom and separate toilet. With a large double garage, gardens sheds and a new carport at the rear of the home there is plenty of storage for the big toys and more. The outdoor space features an inviting deck perfect for alfresco dining and entertaining, huge garden space, large parking area and a fully fenced boundary ensuring privacy and security for pets, children and vehicles. The property's location offers a unique blend of rural charm and convenience with a popular cafe/bakery across the road, dairy/takeaways, kindergarten, and the local Primary School to name a few, while also zoned for Hauraki Plains College. Convenient commute to Paeroa, Thames and Ngatea towns is easy as with access to the highways to Auckland, Tauranga & Hamilton. The local community is diverse and welcoming, with a population that brings together both long-time residents and newcomers. The village's position on the banks of the Waihou River adds to its charm, providing opportunities for riverside walks and access to the local boat ramp. Ideal for your first home, retirement or seeking a lifestyle change, this property offers the perfect balance of comfort, space, and community connection. Call today to book your inspection!

3 BED | 1 BATH | 3 CAR

#### PRICE:

Enquiries Over \$600,000

#### OPEN FOR INSPECTION:

N/A



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