



# FOR SALE

## ¼ ACRE KIWI DREAM - MINER'S COTTAGE

The vendors have loved living here, they are now building their new home and want this property SOLD.

This property sits on a large section, large double garage plus workshop space and the charm of a historic miners cottage with character features throughout. You will love the high ceilings, coal burning fire, light filled rooms, native timber floors and modern bathroom. There are two large bedrooms and a small third single room.

Open plan kitchen and dining area that leads to a space that would make the perfect scullery, off the kitchen and beside the laundry. There is a small deck accessed through french doors off the living area that catches the morning and mid afternoon sun that is the perfect place to relax with family and a cup of coffee. This property will appeal to 1st home buyers, families wanting more space for the kids to run around or even the buyer looking to possibly develop the large section in the future (subject to council approval) - there is something for everyone.

Plenty of off-street parking and a large double garage with automatic door.

Huntly's strategic location, just 32 kilometers north of Hamilton and 95 kilometers south of Auckland, makes it an ideal choice for commuters by car or rail with the recently rebuilt Raahui Pookeka-Huntly Station providing convenient rail connections via Te Huia services.

Don't waste any time viewing as properties like this don't stay on the market for long, secure it now.

The vendor is motivated to see a SOLD sign. This is your opportunity to get in before it's too late, contact Gavin today for a private viewing

LM Realty is here to do business with all agents and their buyers, talk to us for more details.

\*Note: the floor area and property information was sourced from Property Guru and/or LINZ.

## 3 BED | 1 BATH | 2 CAR

### PRICE:

Asking price \$569,000

### OPEN FOR INSPECTION:

Aug 2 at 1:00pm - 1:30pm



**Gavin Hocking**

**0277555148**

[gavin.hocking@lmrealty.co.nz](mailto:gavin.hocking@lmrealty.co.nz)

[www.lmrealty.co.nz](http://www.lmrealty.co.nz)

This floorplan is designed for illustrative purposes only,  
to assist in the marketing of this property.  
All measurements are approximate.  
This floorplan can not be reproduced without consent.



Garage  
6.0 x 9.6m



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.