

41 HARRIS STREET,  
TE PUKE, WESTERN BAY OF PLENTY, BAY OF

**YOUR PROPERTY** 



# FOR SALE

## GRACIOUS COTTAGE ON COLOSSAL RESIDENTIAL SECTION

3  | 1  | 1 

On the edge of town where urban progress meets idyllic rural, this exceptional property with picturesque pastoral vistas is a special sanctuary for those on a quest for the good life. Offering more than enough space for families to spread out and soak up all the health benefits of the great outdoors, opportunities abound here to further enhance both home and land.

The sunny Hinuera stone and Hardiplank 94 sqm (approx.) dwelling has already been subjected to some welcome modernisations. The 1970s era cottage retains a rustic charm with front door opening into a spacious, carpeted open plan lounge with raking ceilings while contrasting timber grain battens create a nostalgic homespun vibe. The cosy log burner fireplace sits conveniently in a central position to warm both this and an adjoining dining area anchored by polished timber flooring. The kitchen incorporates a garden bay window and white subway tiles along with more timber in cabinetry and benchtops. A door leads from the dining area past the separate laundry to a timber lined fully screened porch with sliders connecting to the adjacent covered deck. This is the perfect spot to sit with a coffee and watch the neighbouring cows graze and native birdlife dart in and out of back yard fruit trees. A parquet floor underpins the bathroom combining shower, bathtub, vanity and toilet to serve three carpeted double bedrooms - all with wardrobes. A freestanding garage sits alongside the house, with an additional shed that can be put to use for garden tools, storage, or even as a hobbyist's workspace.

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PLENTY

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PRICE: Asking price \$665,000

OPEN FOR INSPECTION: N/A



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