

WITHDRAWN



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**Te Aroha** 101 Gould Road

## Quality Lifestyle and grazing

Quality and location are the defining attributes of this 31 hectare (more or less) property on Gould Road, close to Te Aroha.

Sited on a quiet road with an all flat contour and quality Waihou sandy loam and Waitoa silt soils, this property has road appeal to burn.

Currently the block is operating as a grazing and cropping unit.

The central laneway provides easy access to all 20 paddocks and fencing consists mainly of 5 wire electric on the boundary and 2 wire (Continued overleaf ...)

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## Property Information:

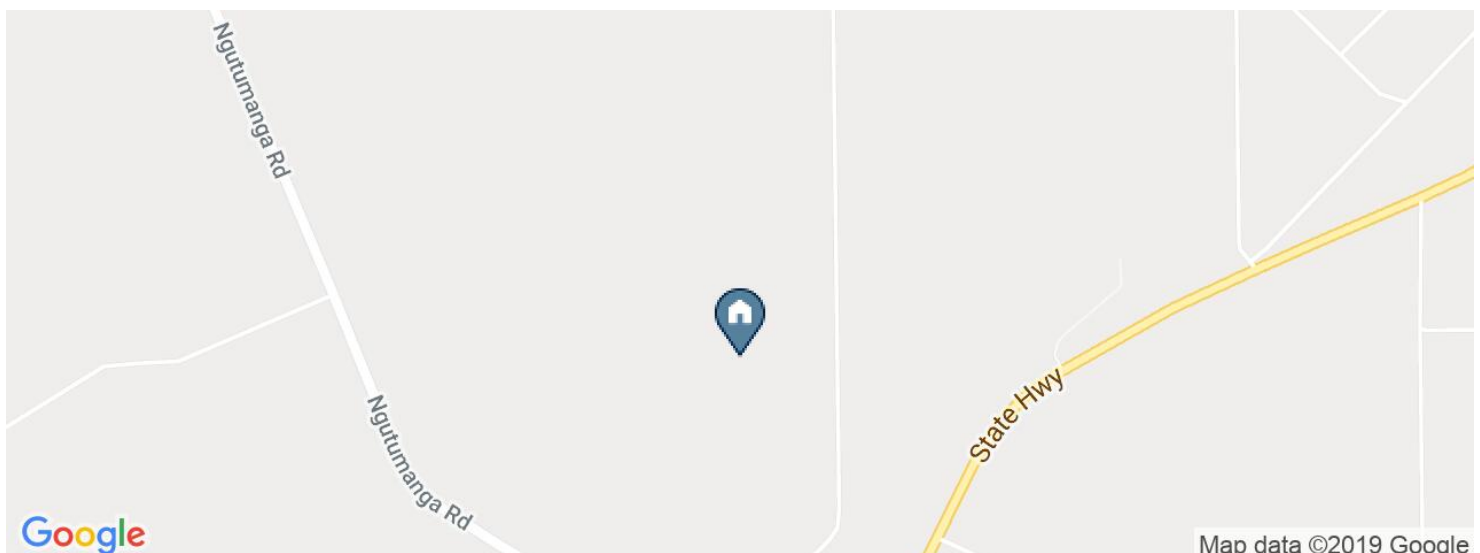
<b>Property Address:</b>	101 Gould Road
<b>Legal Description:</b>	LOT 3 DP 23932
<b>Section Area:</b>	311,127m (more or less)
<b>Bedrooms:</b>	Three
<b>Bathrooms:</b>	One
<b>Garaging:</b>	2

### Continued:

electric internally. Water is sourced from a bore and is feed through a sand filter to a manacon tank then pressure-pumped out to the farm. A 3-bay lockable gable shed, with concrete floor, is located near the house. Another 3-bay gable shed, with concrete floor, is situated near the old cowshed and a 4 bay hay barn stands further down the farm. The property has one well-maintained, concrete stucco, three-bedroom home with aluminium joinery. It is insulated with an open fire place and two heat pumps making for cosy living. The detached double garage also has an outside room. With the great location and beautiful views of the majestic Mount Te Aroha, this is a property definitely worth considering.



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