

WITHDRAWN



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**Morrinsville** 592 Morrinsville-Tahuna Road

## Great value package

This four hectare (more or less) property just over five kilometres from Morrinsville, with a spacious four bedroom home and at \$795,000, must be the best buy around.

This property has much to offer. The bedrooms are all spacious while the upstairs master bedroom has an ensuite and its own private elevated viewing lounge looking out over the entire block with a great vista to Mount Te Aroha. It is both warm and relaxing.  
(Continued overleaf ...)

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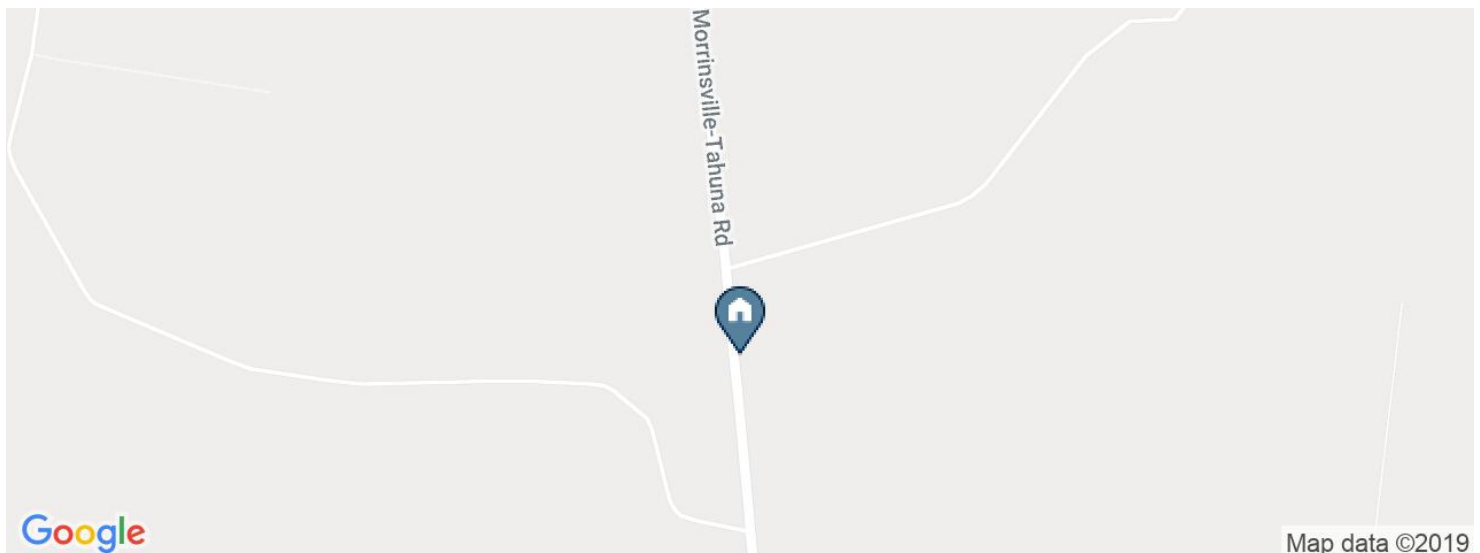
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## Property Information:

<b>Property Address:</b>	592 Morrinsville-Tahuna Road
<b>Legal Description:</b>	Lot 1 DPS 13736
<b>Capital Valuation:</b>	\$880,000
<b>Section Area:</b>	4.0469 ha (approx)
<b>Bedrooms:</b>	Four
<b>Bathrooms:</b>	One
<b>Ensuites:</b>	One
<b>Garaging:</b>	2

### Continued:

A separate kitchen and dining area flow through to a second large lounge. The dining room itself opens out onto two patio areas. A roomy and light bathroom exudes warmth and cleanliness and is easy to access from the three bedrooms on the west wing. A spacious laundry and third toilet complete the internal comforts in the home. The property gently falls away to the east with a central race and 10 paddocks. Two paddocks are sheep proof with the balance running horses at present. A feature of the property is a purpose built all weather 60x20m sand arena. Nearby are the stable complex and several other storage and implement sheds. A very good set of yards and load out ramp complete the stock-based facilities. Location, size and proximity to town should ensure an enviable purchase at a very affordable value. The extremely attractive price should induce buyers to make haste and view the property before it is snapped up.



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