

**SOLD**


**Te Awamutu** 1/553 Cambridge Road

## Perfect for Retirees

This contemporary home offers year round comfort and an easy-care site virtually across the road from Te Awamutu's premier retail zone, the Mega Centre. Discover for yourself the convenience of this location, a proven attraction for shoppers that includes major national brands, Pak 'n Save, Mitre10 Mega and the Columbus Cafe plus Mahoe Medical Centre for your health checks.

(Continued overleaf ...)

**Call for more information**

[bayleys.co.nz/2310685](http://bayleys.co.nz/2310685)

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**Sold for \$550,000**

29th August 2019

**View:** By Appointment Only

**Sharon Evans** 027 235 4771

[sharon.evans@bayleyswaikato.co.nz](mailto:sharon.evans@bayleyswaikato.co.nz)

**Stuart Gudsell** 021 951 737

[stuart.gudsell@bayleyswaikato.co.nz](mailto:stuart.gudsell@bayleyswaikato.co.nz)

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## Property Information:

<b>Property Address:</b>	1/553 Cambridge Road
<b>Legal Description:</b>	LOT 6 DP 28712, HSE 2 DP 346766
<b>Capital Valuation:</b>	\$420,000
<b>Land Valuation:</b>	\$155,000
<b>Year Built*:</b>	2000-09
<b>Roof:</b>	Steel/g-iron
<b>Section Area:</b>	1,012m (more or less)
<b>House Area*:</b>	155m (more or less)
<b>Bedrooms:</b>	Three
<b>Bathrooms:</b>	One
<b>Garaging:</b>	2

### Continued:

(more or less), on its flat section, is best suited to smaller families and retirees. You will like the openness of the main living zone and full kitchen with its island bench. Away from the road on the sunny north side of the home is a private and secure terrace with an Archgola for shelter and which is guaranteed to be popular for your al fresco meals. The three double bedrooms provide plenty of accommodation and storage for your family and guests. There's a large full bathroom and a second toilet in the separate laundry.

Your comfort is ensured by the double glazing and insulation while your personal preferences will be catered for with the use of the heat pump, mains gas heating and ceiling fans. Another nice touch is having the integrated double garage carpeted also. With a half share of the freehold which totals one thousand and twelve square metres (more or less), this property is designed so that you can simply lock it up and leave for the weekend or longer, free to enjoy your other pastimes fully without the concern of



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