

SOLD



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Ngakuru 326 Mangatete Road

Yours for Christmas - Vendors on the move

5 2 2 2 1

Welcome to this private, comfortable, warm family home in the picturesque district of Ngakuru. Offering 2.8 hectares (more or less) of tranquil lifestyle paradise, this could be the best Christmas present you gift yourself. After many years as their family home, my vendors are now moving on to smaller pastures and are looking to pass the mantle. Hidden away in your own private oasis is this tranquil, private property full of native birdsong. The property boasts a total of five bedrooms (Continued overleaf ...)

View: By Appointment Only

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Property Information:

Property Address:	326 Mangatete Road
Legal Description:	Lot Lot 1, DPDPS8908
Capital Valuation:	\$565,000
Land Valuation:	\$230,000
Year Built*:	1970-79
Section Area:	2.8012 ha (approx)
House Area*:	175m (more or less)
Bedrooms:	Five
Bathrooms:	Two
Garaging:	2

Continued:

and two bathrooms with two comfortable living areas which extend out onto a large "L shaped" deck to entertain in style and enjoy the coming summer months. The dwelling includes the modern and immaculate self-contained unit - great for guests, extended family or even has Air b'n'b potential. On site there is the original cottage, currently used as work shop or could be an ideal teenage hangout. Plenty of wood storage, your very own chicken coop plus a high stud, two-bay implement shed, room enough to house all the toys you could imagine. Fully fenced for all your lifestyle animals, established trees for the kids to climb and reap the rewards of your very own vegetable garden and fruit trees. This truly is the complete package ready for you to move in and enjoy your first Christmas in this fantastic lifestyle community.

Chattels:

Blinds, Drapes, Curtains, TV Aerial, Light Fittings, Fixed Floor Coverings, Dishwasher, Electric Stove, Rangehood, Heat Transfer System, Heatpumps x2, Woodburner, Bookshelves (in bedroom) x3, Garden Statues x2, Seat and Wooden Wheelbarrow, Bunk Bed and Mattresses (in cottage), Waterpump, Electric Fence Unit, Chicken Coop, Woodshed, Dog/Goat Shed



Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and Bayleys, Success Realty Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein. ***Please note: the floor area and property information was sourced from Property Guru and/or LINZ.**