

SOLD



Ohaupo 62 Perrin Road

Immaculate home and lifestyle with options 4  1  2  4 

If you've ever dreamed of moving to the country to enjoy fresh air, freedom, rural views and a peaceful lifestyle away from the city then your forever home now awaits. Only a short drive from Hamilton, Te Awamutu or Cambridge this home is positioned effortlessly down a quiet no exit road in Ohaupo. This property offers great value for money with the sale expectation being below a million dollars.

(Continued overleaf ...)

Call for more information

bayleys.co.nz/2310838

Sold for \$890,000

14th November 2019

View: By Appointment Only

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Property Information:

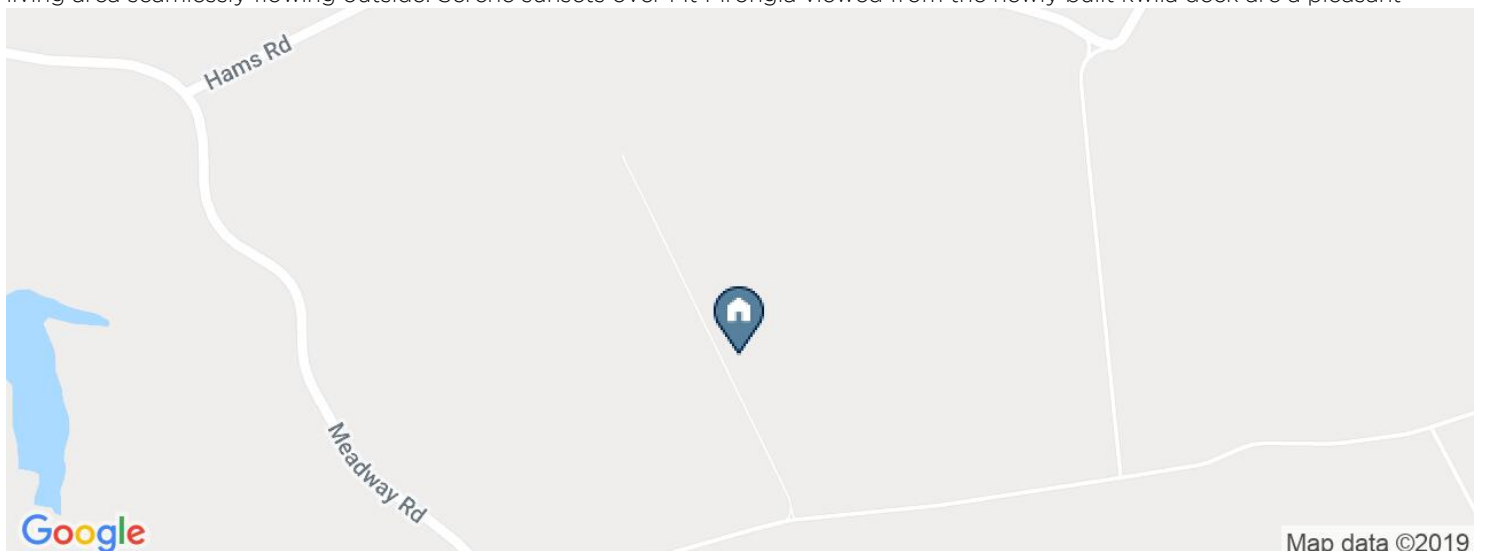
Property Address:	62 Perrin Road
Legal Description:	LOT 1, DP 391863
Capital Valuation:	\$640,000
Land Valuation:	\$240,000
Year Built*:	2008
Roof:	Tile Profile
Joinery:	Aluminium, Double Glazing
Section Area:	5,000m (more or less)
House Area*:	203m (more or less)
Bedrooms:	Four
Bathrooms:	One
Ensuites:	One
Garaging:	4

Chattels:

Fixed Floor Coverings, Curtains, Light Fittings, Auto Garage Door Opener x 1 + Remotes x 1, Central Vacuum, Heat Pump x 1 + Remotes x 1, Hob - Ceramic, Oven - Wall, Rangehood, Dishdraw x 2, Vegepod, Outdoor Wicker Furniture, Shade Sail

Continued:

easy-care brick home positioned perfectly for the sun and rural views. Offering plenty of parking, an internal double garage and a standalone three bay barn with an option for accommodation featuring living quarters, toilet and shower. There is plenty of room to secure your caravan, motor home boat, bigger collectables or perhaps house a business from the comfort of home. Moving inside you are welcomed by appealing, crisp modern decor. Offering four good sized bedrooms, a family bathroom and the master with the convenience of an ensuite and walk in robe. The well laid out kitchen is the hub of the home with the open plan living area seamlessly flowing outside. Serene sunsets over Mt Pirongia viewed from the newly built kwila deck are a pleasant



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