



# Your own private oasis

And a great neighbourhood!

## Looking for a Great Neighbour!

This lovingly restored 105m<sup>2</sup> bungalow has all the charm that comes from native timbers and late 1930s styling. From the entranceway through to every room, the space feels natural and welcoming.

## About this House



- Open plan lounge-dining with indoor-outdoor flow
- Alfresco dining on a north-facing deck
- Matai floors throughout
- Double glazing fitted in original timber windows and doors retain the art deco style
- Three beautiful, large bedrooms
- Flued gas heating in living room and master bedroom, and gas hob

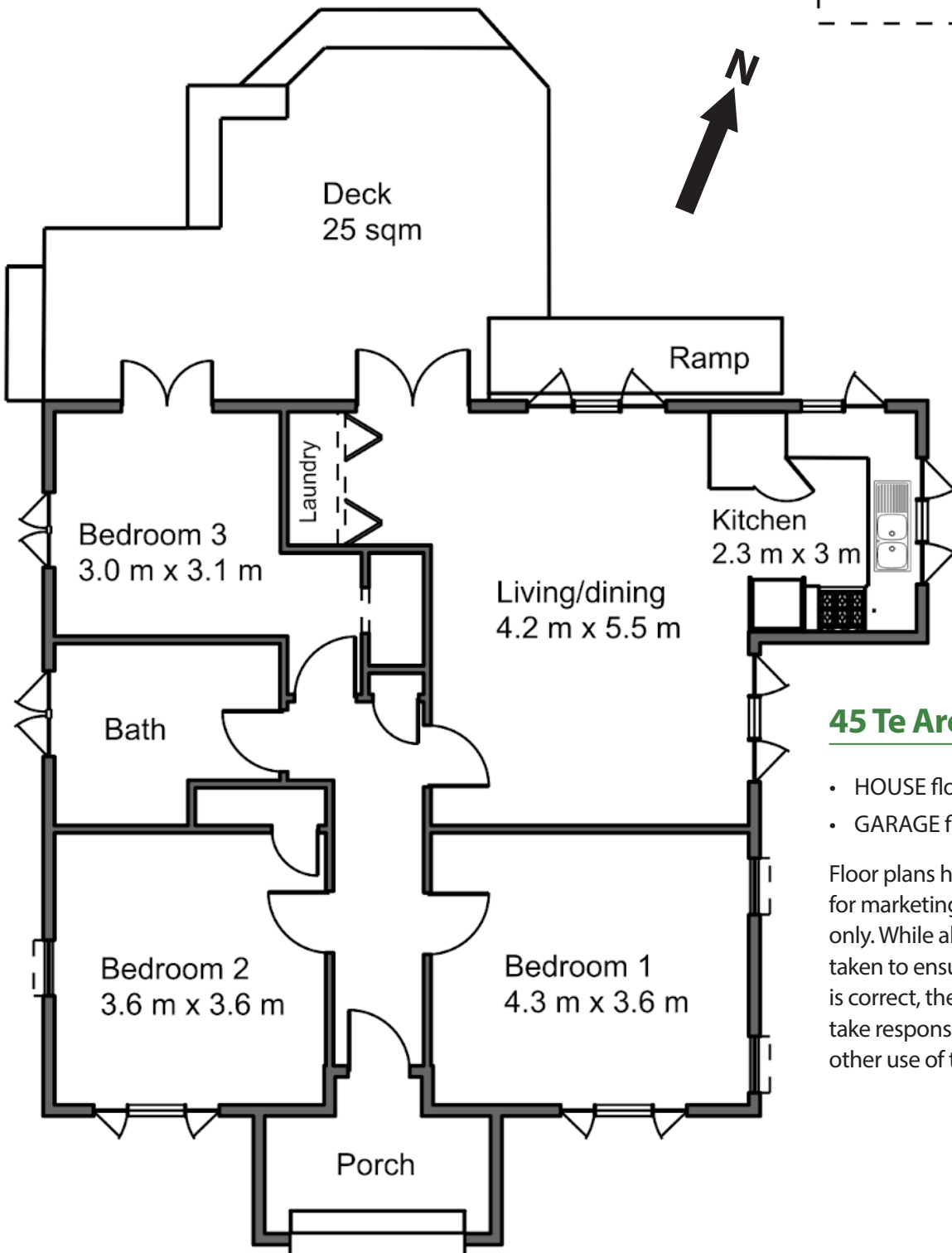
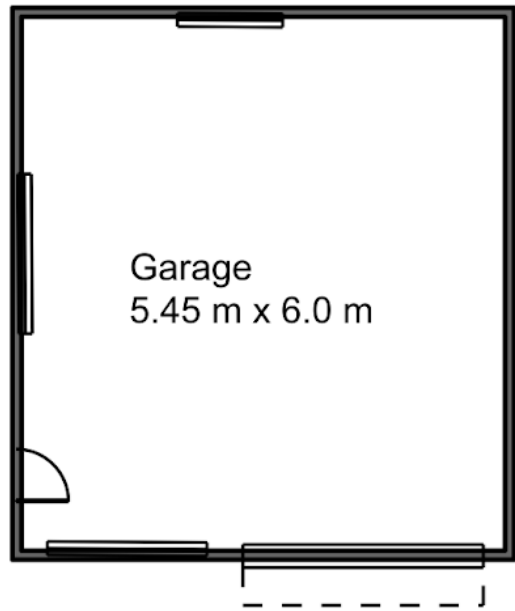
## Section and Garden



- Cross leased with shared 3m wide driveway
- Exclusive use of 400m<sup>2</sup> section
- Your own beautiful garden with established native and fruit trees
- Ample off-street parking and garage with workshop
- A leafy oasis away from street noise

3 1 1 1 Dwelling 105m<sup>2</sup> Section 400m<sup>2</sup>

**RING FOR A VIEWING**  
Call Annie: 027 261 4437

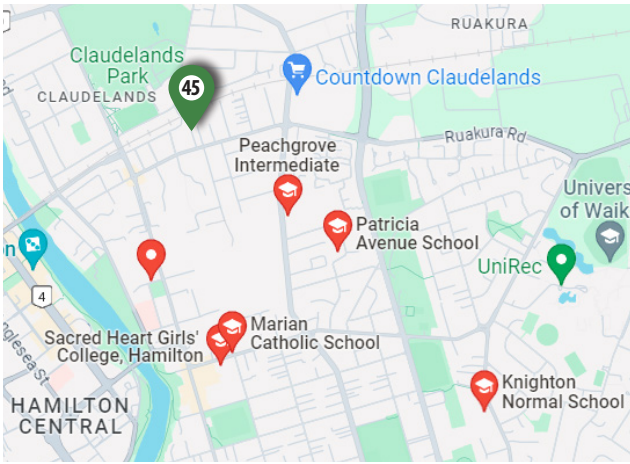


### 45 Te Aroha Street

- HOUSE floor area: 105m<sup>2</sup>
- GARAGE floor area: 32m<sup>2</sup>

Floor plans have been drawn for marketing purposes only. While all care has been taken to ensure information is correct, the owners do not take responsibility for any other use of the plans.





## You'll be close to everything...

- CBD and river paths 15-minute walk
- Hamilton Boys' High 600m
- In zone for Hamilton East Primary, Peachgrove Intermediate, Hamilton Girls High
- University, Ruakura, and Claudelands Park
- Main bus routes (at the end of the driveway!)
- Countdown supermarket and Mitre 10

## Our Little Neighbourhood

These days, it's hard to find genuine community, where neighbours know each other and pull together. If feel-good community with green oasis privacy is what you're looking for, 45 Te Aroha Street could be your new home. Here's what we love about our neighbourhood:

- We have privacy, but we're not isolated
- We look after nature – tuis flock to our trees
- We are a stopover for native birds between Seely's Gully and Claudeland bush



## THIS HOME IS Perfect for...

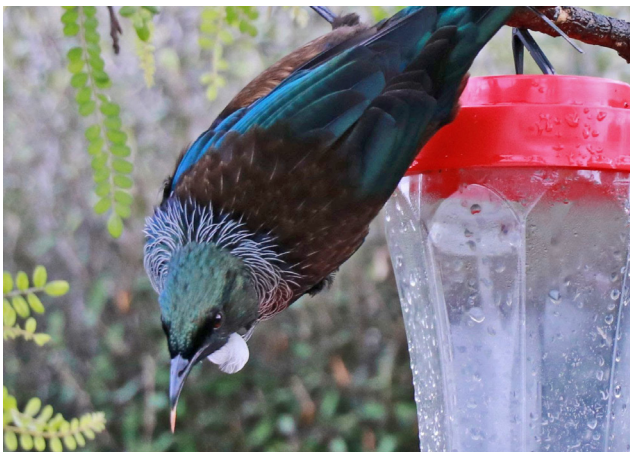
- Small family: with school-age children
- Professionals: seeking a quality first home or a step up, with the option to work from home
- Retirees : seeking a quiet haven, easy maintenance, with room for family and friends

## The Vendors: Dave & Annie

Annie and Dave will be among your new neighbours and are passionate about:

- Looking after nature and growing healthy food
- Quality restoration that preserves character and enhances living
- Being part of a caring community

Selling their home of 28 years, Annie and Dave have nurtured this little neighbourhood into the friendly community it is today. Could you be their next great neighbour?



 To view more content online, go to [thegreenspace.co.nz](http://thegreenspace.co.nz)

 To email Annie for more info: [accounts@groundworkassociates.co.nz](mailto:accounts@groundworkassociates.co.nz)

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