



 **4**  **1** **7-Bay Shed** **Enquiries Over: \$630,000**

A Life with Character, Upgrades and Style

- A beautiful 1910's villa that has been lovingly renovated
- New kitchen, laundry and bathroom
- Four large bedrooms off a wide hallway
- New carpet, lino, paint
- Has been rewired with Electrical COC and 2026 inspection certs available
- Insulated in roof and under floor with ground moisture barrier
- 1x (approx) 25,000Ltr concrete water tank. No water source for paddock
- Roof is not new but is not original and has had repairs / partial replacement over time.
- Large covered verandah on 2 sides with a separate side deck
- Huge 7-bay shed with concrete floor. It previously had power; the pole is right behind it
- Deep metal areas in front of sheds and along drive to side entry of house (under the lawns)
- Internet - not known. We suggest wireless broadband or Starlink
- Rental appraisal \$650 - \$690 per week
- Rates - current year (2026/2027) \$1,300.51
- Fee Simple title, Zoned Rural Industry A, close to Ruawai Primary and High School

Floor Size: 118m²
Land Size: 1.1790ha

Want more info?

Please get in contact with me about viewings, or for copies of documentation for this property.



Jeni Gorrie

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- ✓ **2% +GST Commission***
- ✓ **No Upfront Costs**
- ✓ **No Sale, No Fee**