



 **3**
 **1**
 **2**

Asking Price: \$400,000

Find Your Breathing Room in Ruawai

- A lovely open plan cottage built in 1993, with high pitched living areas and loads of light
- Double garage with power and concrete floor
- Has it's own septic system which only needs cleaning every 8-10yrs (invoice evidence available)
- Ventilation system (June 2023)
- Heat pump (March 2024)
- New front fence (2025)
- Insulation in ceiling and under floor
- Outside of house painted 2023
- WIFI is Fibre - modem is inside front ranchslider on the left
- Arizto rental appraisal is \$530 - \$570,000
- Rates for the current year (2026/2027) \$2,606.72
- Zoned Residential A

Land: 911sqm
 House: 102sqm

Call Keegan Dalbeth or Jeni Gorrie for viewing options.

Want more info?

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

Keegan Dalbeth

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