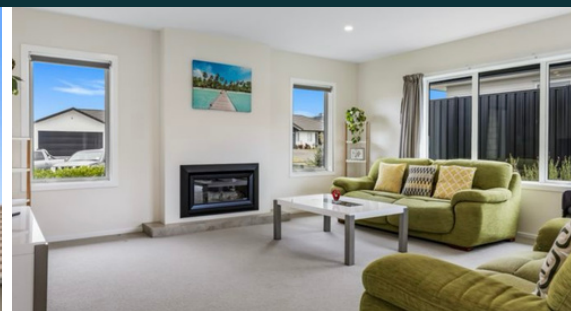




 **3**
 **2**
 **2**

Deadline Sale

Set on a tidy 543m² (more or less) section in Nukuhau, this modern residence offers a calm, well-designed environment where daily life settles into an easy rhythm. Built for comfort and connection, the layout balances generous living zones with quiet corners, creating a home that feels relaxed from the moment you step inside.

Three well-sized bedrooms provide peaceful retreats. The master suite sits privately with its own outdoor access, walk-in wardrobe and sleek ensuite. The remaining bedrooms are serviced by a modern tiled bathroom complete with bathtub and separate shower, making family life or hosting guests comfortably straightforward.

Positioned in a peaceful, modern Nukuhau neighbourhood, you are just a short drive from Taupō's town centre, lakefront, local cafés and everyday amenities. Walking tracks and green spaces are close by, making it easy to enjoy the outdoors that this part of the Waikato is known for.



Annette Cameron

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Stacey Venter

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Build Age	2018
Floor Area	184m2 (more or less)
Land Area	543m2 (more or less)
Rates	TDC \$4817.42 RC \$\$502.28
Capital Value	\$990,000 01-Jul-26
Heating	Heat Pump, Gas Fire
Water Heating	Gas
Floor Coverings	Carpet, Tiles
Exterior	Brick, Graphex Insulated Facade System (Rockcote)
Roof	Coloursteel Tile
Insulation	Ceilings Insulated, Walls Insulated
Joinery	Aluminium, Double Glazed
Chattels	Fixed Floor Coverings, Drapes, Rangehood, Wall Oven, Dishwasher, Kitchen waste disposal unit, Heated Towel Rail x 2, Garage Door Remote controls x 2, Extractor Fan x 2, Clothesline, Gas Hob, Window Fly Screens x 3, Garage Wall Shelving x3, Water filter, Lawn/garden irrigation, Broom Hanger in Garage

