



For Sale

15 Scott Crescent, Te Awamutu

Enquiries over \$859,000

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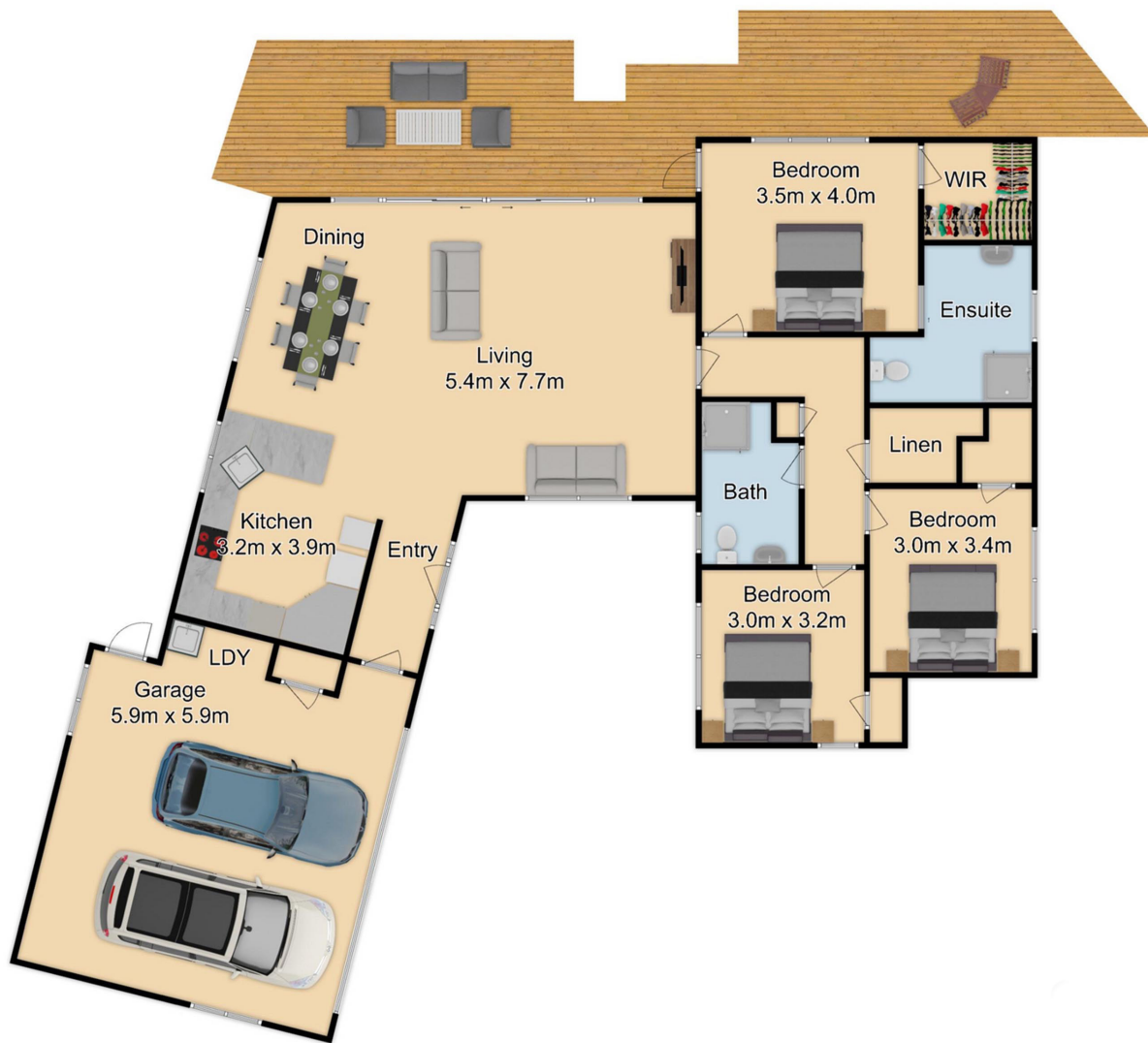
Parkside Comfort, Style & Location

This stylish single-level brick and weatherboard home offers the perfect blend of comfort, modern updates, and unbeatable convenience - set on a park-side section bordering Te Awamutu Stadium and just a short stroll to the vibrant town centre.

Inside, the thoughtfully designed layout includes three bedrooms, two bathrooms (including a beautifully upgraded ensuite and walk-in wardrobe in the master), and a spacious open-plan kitchen, dining, and lounge. The updated entertainer's kitchen boasts an induction oven/cooktop and stone benchtops, while the family bathroom has also been refreshed with new paint, flooring, and fittings. A near-new heat pump, excellent insulation, and plush carpet throughout ensure year-round comfort.

Step out to the covered deck with glass balustrade and egg chair, the perfect spot to relax and take in serene park views. The easy-care section features raised planter boxes, a garden shed, and a lawn area with clothesline and outdoor wall art.

With a double internal-access garage/laundry, extra off-street parking, and walking distance to schools and amenities, this well-maintained home is the complete package in a prime location.



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Land Area: 506 sqm (more or less)

Floor Area: 168 sqm (approx)

Legal Description: LOT 2 DP 402796

Rateable Value: \$920,000

Rates: Waipa = \$3,609.72 pa / Regional = \$525.27 pa

Chattels: blinds, curtains, fixed floor coverings, garden shed, oven, cook top, rangehood, dishwasher, waste disposal, light fittings, heat pump, bathroom heat lamp, 2 heated towel rails, 2 bathroom fans, 2 garage door remote controls, smoke detectors, garden wall art, planter boxes

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