






### 140 Swarbrick Drive Te Awamutu NZ

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With three bedrooms, a full sized family section and just a short hop to the intermediate school for the kids, this property demands inspection!

Well fenced with a garage workshop for those projects, vaulted lounge ceiling for a bit of character, and further scope to upgrade with your own special touches! Swarbrick Park is just over the road, so send the troops over to kick the ball around and put your feet up with a coffee or a wine. Double glazing, under floor insulation and a solid fuel heater keep the warmth inside, while the north facing aspect catches all day sun.

Our vendor has given us clear instructions to sell. Viewing is through the advertised open homes or contact Mark for a private inspection.

**Type** : House  
**Land Size** : 694 sqm  
**View** : <https://dev.stonerealestate.co.nz/sale/nz/-/te-awamutu/residential/house/8200029>

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