



## 1100 Kawhia Road Te Awamutu

### Country Lifestyle or Business Opportunity

PRICE: \$475,000 + GST (if any)

Situated halfway between Pirongia and Otorohanga on SH31 is Tihiroa Settlement Hall, sitting on a 1978m<sup>2</sup> (approx.) section.

Until recently it has been run as a very successful café but now the doors are closed.

Here is the opportunity to have your own lifestyle property, with the modern accommodation one end of the hall and room to expand this to your heart's content or reopen the commercial side of the building to a café or whatever

Area: 1978m<sup>2</sup>

#### FOR SALE

\$475,000

#### VIEW

[ljhooker.co.nz/12ZWGG8](http://ljhooker.co.nz/12ZWGG8)

#### CONTACT

**Mark Weal** 027 451 4732

**Fiona Collins** 027 295 4250

#### LJ HOOKER TE AWAMUTU

(07) 871 5044

you would like to use the space for in a new business venture.

C.V: \$235,000  
L.V: \$31,000  
O.D.C. Rates: \$1,345.80 (approx.)  
E.W.C. Rates: \$201.49 (approx.)  
Area: 1978m<sup>2</sup> (approx.)  
Age: 1950s  
Cladding: Weatherboard  
Joinery: Aluminium  
Roof: Iron  
Heating: Heatpump  
Bedrooms: One plus an office  
Bathrooms: Two  
Kitchen: One  
Living areas: Open plan

Sources:  
Waipa and Otorohanga District Councils.  
Environment Waikato Council.  
Property Guru.

Ref# 1237634

## More About this Property

PROPERTY ID	12ZWGG8
PROPERTY TYPE	Rural
AGRICULTURAL TYPES	Lifestyle
AREA	1,978 m <sup>2</sup>

Licensed Real Estate Agents (REAA2008)

### LJ Hooker Te Awamutu - Te Awamutu Realty Limited

CONTACT: Mark Weal  
EMAIL: mark.weal@ljhta.co.nz  
MOBILE: 027 451 4732

CONTACT: Fiona Collins  
EMAIL: fiona.collins@ljhta.co.nz  
MOBILE: 027 295 4250

PHONE: (07) 871 5044  
FAX: (07) 871 5099

#### DISCLAIMER

The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

