







Area: 1978m²

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 1978m2 (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

FOR SALE

\$475,000

VIEW

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: 1978m2 (approx.)

Age: 1950s

Cladding: Weatherboard Joinery: Aluminium

Roof: Iron

Heating: Heatpump

Bedrooms: One plus an office

Bathrooms: Two Kitchen: One

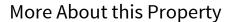
Living areas: Open plan



Waipa and Otorohanga District Councils. Environment Waikato Council.

Property Guru.

Ref# 1237634



PROPERTY ID	12ZWGG8
PROPERTY TYPE	Rural
AGRICULTURAL TYPES	Lifestyle
AREA 1	1,978 m²

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.













