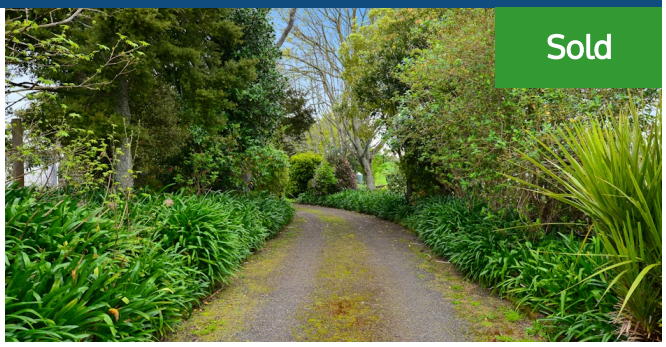
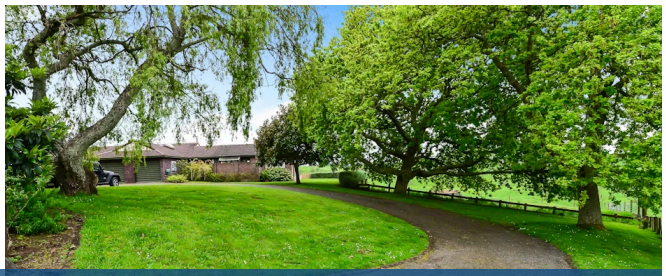
Lugtons

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8 Windleborn Road, Ngahinapouri

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AUCTION NOW CONFIRMED - Wednesday 20th November 2019 - 12. 00pm. Ashwood Farm is a deceased estate full of lifestyle appeal but in need of renovation. Basking in peaceful seclusion at the end of picturesque driveway off a small cul-de-sac, it sits on a 1. 6522ha block with extensive shedding and infrastructure in place for animal handling and horses. The predominantly brick home is well-configured for family life and once improvements are made its true worth will be realised. Two separate living areas, an almost full length deck and generous covered alfresco provide ample indoor-outdoor space, set against a soothing rural vista and views to the Hakiramata Ranges. Both the formal lounge and family zone seamlessly connect to the outdoors. Separated bedroom wings allow parents the enjoyment of a master bedroom and ensuite that opens to a private enclosure, ideal for a spa pool. The children's bedrooms are double-sized, with dual wardrobe capacity. There is a spacious office, a powder room for guests, a large separate laundry and double internal access auto garaging. Three heat pumps, an open fire and a wood burner wrap the interior in comfort. Once the swimming pool is compliant, summer days will take on a new meaning. Water is bore sourced with tank and pump. Mature trees grace the grounds and the gardens will flourish with some tender loving care. The paddocks are well fenced with the perimeter deer fenced. The main outdoor structure is a two-bay shed adjoined by two loose boxes and a wash down area. Storage overall is ample. Several primary schools are in close vicinity and the location is key for hospital workers. Windleborn Road is roughly equidistant to Whatawhata Village and Ngahinapouri and an easy drive to Dinsdale. "Ashwood Farm is offered as vacant possession brimming with potential. "

Land area	1.6522 m²
Floor size	232 m²
Rateable value	$820,000
Rates	$2,811.00

