



## 📍 195 Scotsman Valley Road, Tauwhare

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First impressions won't disappoint, however this charming character just gets better upon entry! Come and discover this much loved family home situated in a strong community. The leafy surrounds enhance the property where privacy and tranquillity are the norm. Much of the hard work has been undertaken on this weatherboard property, including a new Coloursteel Roof and a recent exterior, professional repaint. Enjoy the expansive living areas opening with ease to the sundrenched terraces and decking. The interior has many points of interest, including the split level formal lounge with its warm native timber flooring, the living areas are also enhanced by beautiful new drapes and blinds. The open plan hub of the home is extremely family friendly and incorporates a casual snug, dining and kitchen with breakfast bar. These rooms are warmed in the winter by a woodburner with heat transfer system or the via the heat pump. The step down master suite is an oasis on its own and boasts an ensuite and French doors opening to its own private patio. The additional three bedrooms are in a separate wing along with the family bathroom. The total land area is 3503m<sup>2</sup> which incorporates an oversized semi-fenced carport, a large implement shed and wood shed. There are two large concrete tanks with rain water supply and dual filtration. This is the perfect playground for children, with large level lawns and an adjoining stream while Waitakaruru Aboretum is on your doorstep. Spoilt for choice, you're in zone for excellent schooling, Hillcrest High School, Cambridge High School, Tauwhare School and Pukeko Pre-School. A genuine sale, my vendors are on the move - come and be impressed!

<b>Land area</b>	3503 m <sup>2</sup>
<b>Floor size</b>	171 m <sup>2</sup>
<b>Rates</b>	\$2,104.00

