



## 191B Hoeka Road, Matangi

This country superstar basks in Matangi's peaceful rural landscape. High spec features and materials ensure it is well equipped for modern life. A large glass pivot door gives the front entrance a stunning inviting look and an insight of what's to come. Interiors connect naturally to alfresco spaces and the lush expansive grounds. A series of stacker doors in the soaring family pavilion creates a seamless indoor-outdoor environment. This generous space is outfitted with a designer kitchen and scullery, dining area, an e-zone, custom designed in-built furniture and social living area. Two full-sized ovens make the engineered stone kitchen ideal for entertaining. The formal lounge sits under an elegant ceiling and has a gas fire. Cavity sliders allow living spaces to open or close to suit your needs. Floor to ceiling glazing allows light and views to flood into the office. Both the office and quality laundry feature bespoke in-built furniture. The bathrooms are pristine tiled spaces with walk-in showers. Guests have a powder room. Bedrooms are generous doubles framing picturesque outlooks. The luxurious and thoughtfully-conceived master wing includes a superb walk-in robe, an ensuite with dual vanities and a deep freestanding soaking bath. Feature imported wallpapers add a beautiful contrast to the soft contemporary colour palette. Ducted air-con maintains an ambient temperature throughout the family zone. The home is equipped with a wet room, central vac, an alarm system and 3 car garaging with loft storage. Providing plenty of options is the separate studio, bathroom and additional double garage and workshop. Wrapped in bagged brick and double glazing, the home raises a toast to the good life. It nestles in delightful landscaped grounds, has ample parking, and a fenced and gated veggie area.

Land area	7064 m <sup>2</sup>
Floor size	292 m <sup>2</sup>
Rates	\$3,645.00

