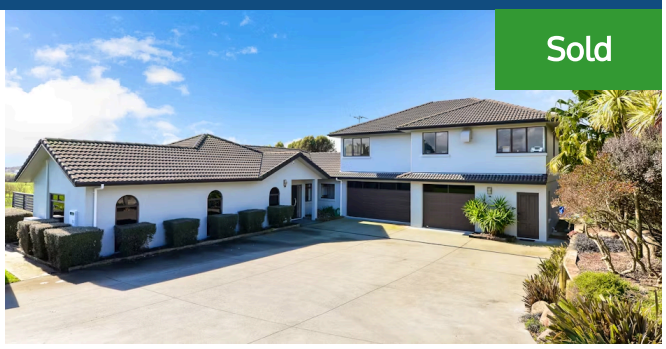
Lugtons

Your home is worth more with Lugton's







39 Ridge Park Drive, Horotiu

4 3 2

This sun-drenched 445 sqm lifestyle homestead is on a 2525 sqm site. It ticks a lot of boxes. Ideal as a large family home with multi-vehicle internal garaging for all the toys but also suitable for extended family's looking for the potential to create a second dwelling within, or someone wanting a work from home set up. (obviously subject to due diligence & appropriate approvals from council). Just 7 minutes drive to the base, easy access to Hamilton and commuting to Auckland. North facing and overlooking a Farm Park, guarantees privacy, sun and views. Downstairs you'll find 4 bedrooms, master with ensuite, a formal lounge, an open plan kitchen/dining room, all leading out through large bi-folding doors to the patio and outdoor entertaining areas. There's also a huge home theatre room set up with speakers and a large screen, plus there's another zoned speaker system downstairs with outdoor speakers as well. Upstairs you'll find 115 sqm of floor space partitioned into an open plan 2nd lounge/rumpus room, a huge office and a fully equipped commercial type kitchen plus a 3rd toilet and hand washing facilities. Subject to the right approvals, this area would make an excellent self contained flat or perhaps a huge home based office or catering business. Until recently, the current owners used part of the garaging and the upstairs for their licensed "craft beer" warehouse/depot and have also used the upstairs facility to manufacture and prepare food for out-catering. This home is in a great location, is very versatile and very handy to town. If you want a modern, spacious home with options. 'Viewing By Appointment'

Land area	2525 m²
Floor size	445 m²
Rateable value	$1,130,000
Rates	$3,411.00

