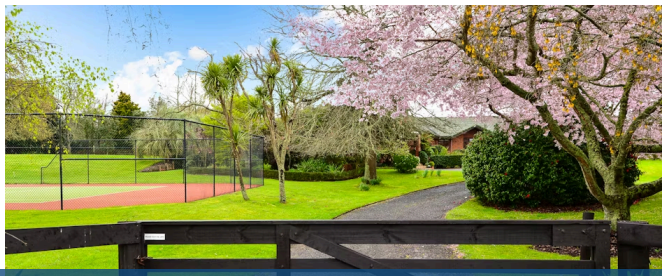
Lugtons

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5 Blue Heron Place, Tamahere

Created as an all-embracing family sanctuary, this outstanding property on the rural fringe of Hamilton delivers an enviable lifestyle. Spread across 7105m2 of park-like grounds, which deliver a rare serenity, the estate is proudly positioned in one of Tamahere's most celebrated locations. Intuitively crafted to provide spacious, relaxed and amicable living and entertaining, the home has timeless appeal. Well-built from the outset, and fastidiously maintained over the years, it speaks volumes for quality, longevity and simplistic charm. Blending effortlessly with the natural environment, the home's brick and cedar construction have proved a superb choice of materials for the country setting. Sun-soaked interiors showcase lustrous Rimu finishes and interesting ceiling pitches over a generous 302m2 floor area that leaves you in no doubt that this is a home to be enjoyed by a busy active family and a whole host of friends. Private and social spaces exist through the thoughtfully proportioned layout that engulfs five good-sized bedrooms, spacious bathrooms and two living options. There is a wonderful homely ambience and ample opportunities to seamlessly interact with alfresco settings and impressive infrastructure. The grounds are a huge playground for ball and racquet sports, and many a hard-fought tennis match has been played on the TigerTurf tennis court. The gardens are a testament to the owners' love of the outdoors - and there's everything to love about the location, including zoning for Tamahere Model Country School, bus services to St Peter's Cambridge and Hillcrest schools and accessibility to Tamahere's growing upmarket country village and the new expressway. Highly motivated vendors - act now!

Land area	7105 m²
Floor size	302 m²
Rateable value	$1,170,000
Rates	$4,001.00

