



## Lot 32 Sun Estate, Cambridge



Experience the magic of this sublime home. An inspired architectural marvel designed by Mod Architecture, the 349sqm two-level home is ahead of the curve and will excite buyers looking for a spacious, brand-new residence that stands out from the crowd. The exquisite home lies in a prized area and bears the hallmark of the AHS Group, a Waikato-based building company with a nationwide reputation. The exterior draws on carefully chosen palette of materials, has a clean, contemporary look, and kerbside panache. Impact goes beyond the exterior to the pearl within. The interior shows a fantastic understanding of light and space. Functionality, clean lines, natural materials, abundant light, and neutral colours all fuse together in perfect orchestration. Masses of double glazing accentuate the relationship between the internal environment and the natural world, and a Scandinavian-style aesthetic imbues the open plan living zone with a calm, comfortable vibe. The nifty layout gives a family room to relax and enjoy their own space. Fluidity is key to the design, with rooms effortlessly connected yet privately positioned. There is a media room at one end of the home and a well-appointed guest suite at the other.

**Land area** 809 m<sup>2</sup>  
**Floor size** 349 m<sup>2</sup>



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