



26 Seddon Road, Puketaha

The vendors of this content packed lifestyle opportunity have their eye on another property & need to sell ASAP! This is your chance to move with everything you've been looking for! Family home on 1.78Ha, outside studio with multi-generational or AirBnB options, swimming pool, 5 paddocks, stables & tack room, wash down bay, 3 bay shed, sand based arena, circular pen, close to town AND a choice of Hamilton's 2 most popular zoned secondary schools. The main home is a 4 bedroom, 2 bathroom family home originally built in the 1980s but updated more recently. The main living area has a large family kitchen, dining/living & outside access front & back, wetback woodburner to keep you warm & heat transfer kit to share the love. There's a separate lounge positioned on the north side of the home with its own woodburner, heatpump & cosy bay window to curl up & read your favourite book. The master room is large scale with a very spacious walk in wardrobe & access to its own bathroom. The family wing has another 3 bedrooms, family bathroom & separate laundry. There's a double garage with storage room, & another laundry set up, perfect for your farm/animal gear. Attached to the garage are another 2 large rooms, 1 for living, & a bedroom with its own bathroom, perfect for your teenager or family member wanting their own space, & has been used on AirBnB, there's a lot of options here. The backyard is a leafy courtyard & lawn with specific areas for summer fun, including petanque lawn & swimming pool. The land is just over 4 acres in size & is an equine lovers delight, it has 5 attractively fenced paddocks with an electric fence unit & water to the troughs.

Land area	17835 m ²
Rateable value	\$1,280,000
Rates	\$3,744.51

