



9 Kirriemuir Close, Tamahere

Spreading its wings over a spacious and well-considered 275sqm footprint, this Tamahere home positioned on 5027m², promises effortless entertaining and relaxed modern living laced with a contemporary country air. Two living zones radiate off an entertainer's kitchen and all communal spaces flow out to a timber deck and sunny landscaped courtyard which is the centre of attention. The way in which the sweeping layout opens to the natural surroundings is a key design feature. Reflecting an innate desire for liveability, this everyday oasis features friendly, flexible living zones, a socially engaging kitchen, two stylish bathrooms, a separate laundry and oversized double internal access garage. It embodies warmth, character and delivers generously on accommodation with five bedrooms. A simple yet striking colour palette flows throughout, enhancing the home's light, open feel. Outdoors is an idyllic playground for adults, children and guests. The huge, sculpted courtyard contains a giant chessboard, brazier and spa pool areas, and a Wendy house for kids. Beyond offers oodles of room for summer cricket and outdoor games, multiple sheds for storage and abundant parking. Kirriemuir Close is a quality cul-de-sac development off Birchwood Road that excels for lifestyle appeal. Tamahere village, school and country cafes are walking distance, and commuter routes are moments away. To download the property files, please copy and paste this link into your browser:

<http://www.propertyfiles.co.nz/property/601690001>

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Land area	5027 m ²
Floor size	275 m ²
Rateable value	\$1,360,000
Rates	\$4,395.00

