



📍 156 Seddon Road, Puketaha



On a prime 1.37ha lifestyle block minutes from Rototuna and Chartwell, this premium residence takes full charge of the picturesque Puketaha landscape. Quality craftsmanship, privacy and multi-purpose spaces give it standout appeal. Built by Holah Homes, the large 303sqm abode has a relaxed country aesthetic and its tailored architecture ensures everything has been accomplished with style and skill - sun, space, lighting, thermal efficiency, automation, outlook and more. . . The custom-designed gourmet kitchen shouts "wow" on entry. It dishes up two under-bench Bosch ovens, a large gas hob, a well-appointed, dual-entry scullery, stainless steel and granite benchtops, and storage galore. An open-concept living area, a media room, and a children's lounge/rumpus provide fabulous break-out spaces in which to relax. All living areas transition outside for seamless indoor-outdoor living. Thoughtfully placed bedrooms are generous doubles, with TV points and ample wardrobing. The master entices with its restful country vista, deck access, walk-in robe, and superbly appointed ensuite, which is a study in indulgence. Both ensuite and main bathroom are fully tiled and have underfloor heating. Swathes of double-glazing flood the interior with light and the clever placement of windows attracts sun all-year round. Ducted air-conditioning, gas infinity hot water, electric windows, 180sqm of tiling, LED lights and a great lighting plan, ensure the home is a cut above. Internal doors are 2.2m high, and ceiling heights start from 2.55m. The office is positioned off the entrance, the laundry is fit for family purpose and an e-zone is recessed into the open plan family domain. There's a deep, carpeted double garage and the bonus and versatility of a separate 70sqm lined shed. Live sustainably, enjoy the outdoors and be in zone for Puketaha School and Rototuna Senior High, this property offers the ultimate family lifestyle.

Land area	1.3691 m ²
Floor size	303 m ²
Rateable value	\$1,470,000
Rates	\$5,371.00



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