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8 Hereford Place, Grandview Heights

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After 15 years and renovations complete, our vendors are fare welling their extraordinary family home. This 4-bedroom home sits elevated at the head of a cul-de-sac on 732m2 freehold land. No through traffic, added safety and serenity, are benefits of cul-de-sac living. Conveniently located, it takes 11 minutes to drive to The Base, 8 minutes to Hamilton's Lake Rotoroa, 13 minutes to Waikato Hospital, and approx. 35 minutes will see you in Raglan by the sea. The spacious foyer calls you into the heart of the home, where you find a generous neutral-toned kitchen, an 8-seater dining area, and sun-filled family room with a large picture window. This side has level access to a secluded saltwater pool and paved entertaining area, with custom-made shade sail to keep the midday sun at bay. The floor plan is impressive, and with 2 bedrooms at each end of the home, the master with its ensuite and walk-in wardrobe also enjoys pool access. The spacious formal lounge has a picture window offering sensational views of Mt Pirongia and the west, known for its magnificent sunsets. Freshly painted and decorated throughout with feature wallpapers, new drapes, carpet and vinyl planking, there is nothing to do but move in and unpack. Heating is by way ducted gas central system in conjunction with a Smart vent, with the gas burner replaced last year. A separate laundry room has external access. The double garage has internal access, automatic door opening, and features a large, tidy workspace bench and cupboards for storage, tools or hobbies. Clad in brick, with aluminium joinery, lightweight metal tile roof and minimal lawn to mow, this property calls for stress-free living, whether it's poolside or admiring the mountain. Homes in this location do not last long.

Land area	723 m²
Floor size	218 m²
Rates	$3,486.00

