



Sold



## 35A Boyd Road, Gordonton

Built to last a lifetime, this modern brick home on a spacious 5535sqm parcel of land five minutes from Rototuna delivers the quintessential Kiwi lifestyle. The big, robust 319sqm five-bedroom home is built for large family living and effortless indoor-outdoor entertaining, and the sprawling grounds mean freedom galore with no neighbours encroaching on your privacy. A family can live life to the fullest. There is ample room for children to adventure, raise pets and run about. Everyone will have fun splashing in the saltwater pool over summer, relaxing on a deck chair with a good book, and partying poolside. Alfresco pastimes are heightened by a covered portico overlooking the pool. Adults can kick back with a cool drink while watching the kids swim. The home's substantial footprint caters to the demands of family life in absolute style. Two large living areas ensure plentiful room to spread, entertain and enjoy time together. Designed to cater for a crowd, the kitchen dishes up a full array of appliances, a well-organised walk-in pantry, and a gas hob. It is socially engaging and has views to the portico and pool. Peacefully separated sleep wings give parents and children their own private quarters. A large ensuite and walk-robe enhance the retreat-like vibe of the master bedroom, and the children's wing contains a rumpus room, perfect for noisy activities or gaming. Bathrooms are pristine, tiled spaces with walk-in showers. A study/or fifth bedroom, a laundry room and huge triple car garage round off the easy flowing and very practical floor plan. A picture of rural tranquillity, with the benefits of Gordonton village, city amenities and coveted schools just minutes away, a family can live its best life here on this quality property.



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|----------------|---------------------|
| Land area      | 5535 m <sup>2</sup> |
| Rateable value | \$1,370,000         |
| Rates          | \$5,071.42          |



### Chip Humble

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