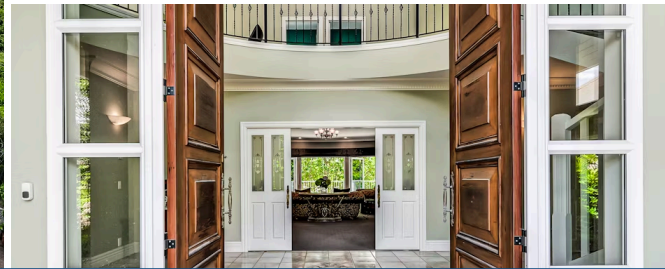




## 11 River Oaks Place, Pukete



5 bedrooms, 2 bathrooms, 3 lounges, 3 bathrooms (5 toilets), double garage.



Welcome to 11 River Oaks Place. . . come inside. Your heart will skip a beat as you step through the front doors into the majestic foyer - and take in the sweeping staircase. Greeted by a lounge big enough to dance in, hold graduation occasions and entertain your friends. . . all of this Infused with the romance of the 1990s - stylish and yet practical. Oh, and a cocktail cabinet to finish off the day. Magnificence summed up as 5 bedrooms plus office, 3 lounges, 3 bathrooms (5 toilets), double garage. . . and all of this set on 2313m2 of lush green grounds with riverside surrounds. . and the bountiful fruit. As you drive into River Oaks you immediately take in the exclusive gated security of a wonderful neighbourhood - the Residents Association brings you all together, and includes exclusive use of the tennis court. . . you can practice game-set-match. Set over 3 levels. . . the options for you to spread out are endless - entertainment, movie nights, yoga retreat, gym, fitness, playroom, crafts, teenage den, studio for teaching, music. . . this home measures up to anyones expectations - elegant and a home you'll be happy to entertain friends in. A dream-come-true home. This slice of paradise is like no other home in Hamilton. Designed by Chibnall Swan, and Built in 1996. The owners say it has been a much loved, and cared for residence - with front row seats looking out towards the River. Your luxury lifestyle will only be further enhanced by the central vac, logfire, gas hotwater, underfloor heating, double dishdrawer. . . it even comes complete with 2 walk-in-wardrobes. Impressive and incomparable - probably describes this masterpiece.

Land area	2313 m <sup>2</sup>
Floor size	579 m <sup>2</sup>
Rateable value	\$2,350,000
Rates	\$8,220.00



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