Lugtons

Your home is worth more with Lugton's







105 Rosebanks Drive, Tamahere

Going above and beyond, this country manor is brought to market for the first time since it was custom-built 17 years ago. Cocooned in a peaceful environment on the city fringe, the six bedroom residence is a private restful sanctuary to come home to at the end of a busy day. Thoughtful design and attention to detail capture the essence of country living and the spacious 8142sqm grounds offer a semi-rural lifestyle. A family seeking a traditional Kiwi lifestyle where kids have ponies and raise pets for Ag Days will be drawn to this haven. Stepping into the elegant softly furnished living spaces that spill out to the in-ground pool, loggia and louvred courtyard, it's impossible not to relax. This is a home that keeps on giving. Downstairs provides inviting spaces for family living and entertaining, a suite for guests, and a games room or office, with external access. The well-appointed country kitchen is on gas and has a fridge/freezer. Adding further value is the built-in laundry, walk-in linen cupboard and carpeted double garage with loft storage. Impressive family accommodation upstairs comprises five double bedrooms, ensuite and walk in wardrobe off the master, plus the main family bathroom. All three bathrooms have tiled underfloor heating. Creature comforts include air-con units and a wood-burner set in a schist fireplace. The French provincial-themed interiors are well insulated, fitted with HRV and wrapped in tinted glazing. Outdoors, you can lounge poolside, entertain in the all-weather courtyard with an in-built fire, or play giant chess. A purpose-built kids' area is sculpted into an upper terrace. Accessories, including an auto-cleaner, come with the pool. Water is UV treated.

6 1 2 3

Land area	8142 m²
Floor size	352 m²
Rateable value	$1,430,000
Rates	$4,402.00

