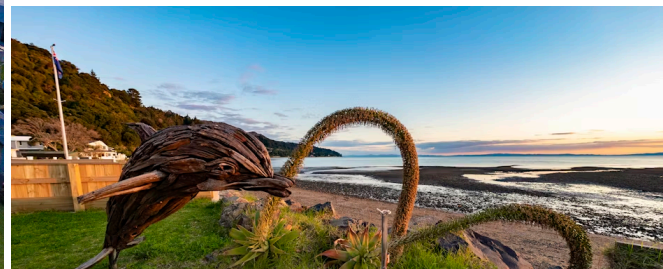




3 Sarjants Road, Te Puru



Sold



This multi-faceted 1467sqm waterfront property has room for a large family and generates income from two units and a sleepout. Rare to find, it offers the quintessential Coromandel lifestyle with fabulous extras and a full renovation to all dwellings. This everyday oasis is set away from the road in a quiet, private beach-front setting. The stretch of beach doesn't have easy public access so is a best-kept local secret offering swimming, paddle boarding, kayaking, and fishing at the back door. Summer is lived on several decks overlooking the bush and water. Sunsets are stunning and at low tide the reflection in the water is spectacular. Three living areas and seamless indoor-outdoor flow make the home a superb entertainer. Numerous events and over 75 guests have been catered for. The ground-up renovation includes full European UPVC double glazing. Original floorboards have been exposed and added to, and polished concrete makes a modern entrance statement. The upstairs kitchen and bathroom benchtops are concrete and the open plan kitchen, with a double pyrolytic oven and gas hob, is designed to optimise the outlook. A heat pump and fireplace keep things cosy and comfortable. Roof and carpet are new, and house and units are double glazed, on gas hot water and have fibre broadband. An ensuite bedroom and second double bedroom with sea views feature on the upper level. Two bedrooms, a rumpus room, office, kitchenette, ensuite bathroom, large laundry and garage comprise the ground floor. There are vast storage areas, the capacity to accommodate a large boat or motorhome, and potential to create a yoga studio/retreat centre. Unit 1 features open plan living with a kitchenette, a bedroom, bathroom, and laundry. Unit 2 has a full kitchen, bathroom, separate laundry, a heat pump and two bedrooms with beachfront views.



Land area	1467 m ²
Floor size	331 m ²
Rates	\$8,005.00



Babak Paymani

☎ 07 855 0550

📱 027 405 1416

✉ babak.paymani@lugtons.co.nz