



Sold



112 Richards Road, Te Kowhai

4 bedrooms 2 bathrooms 2 living areas

Vendors on the move - my instructions are clear - all realistic offers considered. Custom-built by a fastidious owner-builder who knows what it takes to create a fabulous family residence, this lifestyle retreat is crafted to perfection. Pushing liveable space to the limits over a 308m2 footprint, the home has living areas as its central hub, thoughtfully configured zones for children and parents, and a scenic country outlook. The stylish almost-new home features all manner of creature comforts and technology. It is well positioned on the 7018m2 block which is segmented into 4 paddocks, extensively landscaped and secured behind a remote-controlled gate. Stacker doors off the spacious family living zone spill onto a 100m2 patio for effortless indoor-outdoor living against a peaceful rural vista. The Corian kitchen is a foodies delight enhanced by a solid ducted noiseless extractor fan, a gas hob, handle-free soft close cabinetry and a walk-in pantry. This designer space embraces the social life of the large indoor-outdoor living zone as well as the spectacular views. Living areas are flanked by a luxurious master suite at one end and the children's sleep zone at the other. Well proportioned bespoke bathrooms are sleek tiled spaces well appointed with heated towel rails on timers, noiseless inline fans and quality fittings. Runway lights in the hallway work on sensors and ample storage is available throughout. The gas infinity cylinder in the roof cavity is a space-saving innovation, easily accessed by a loft-way comprising 5 sheets of ply. High stud interiors are kept ambient through a 9kw heatpump, a woodburner and reversible ceiling fan. The oversized high-stud dble garage will house a boat and classic car collections. The latest technology, including Cat 6 and HDMI cabling, plus sound system wiring, address the media needs of a modern family.

Land area	7018 m <sup>2</sup>
Rateable value	\$1,000,000
Rates	\$3,323.00

