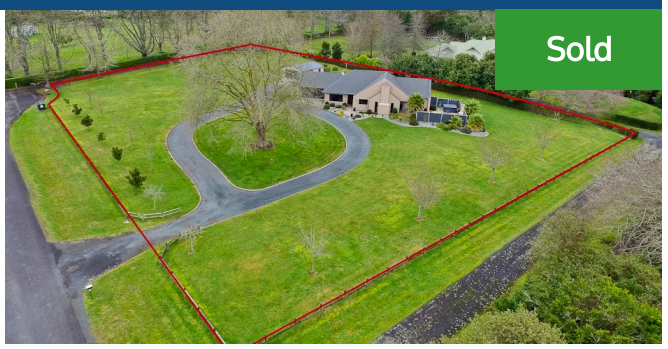
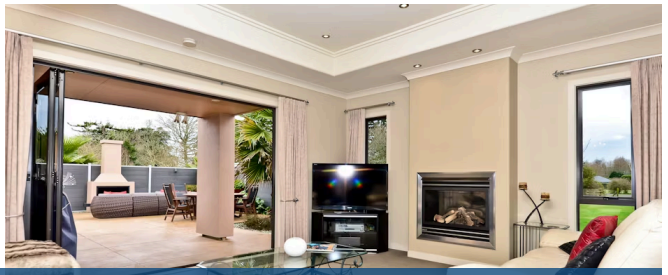
Lugtons

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Sold



44 Te Awa Lane, Tamahere

4 2

Embracing all the 'I wants' for prime lifestyle living and entertaining, this very central property lies within comfortable commuting distance of Hamilton and Cambridge. Set on a picturesque and trim-kept 6324 sqm, it is the perfect place to unwind and experience the tranquillity of your own rural sanctuary. Being approximately 7 minutes from both centres, it offers superb rural-urban fusion. This rejuvenating escape is ideally set up for relaxed family living. Built by reputable Cambridge Homes, and featuring its signature touches including bullnose walls, the single level residence attracts peaceful vistas. The easy flowing layout encompasses spacious and separate living zones, four double bedrooms, and an all-new tiled ensuite. The main bathroom is also newly tiled. The family hub comprises a well-equipped and very workable kitchen, a large dining area and casual living set under a feature ceiling. Bifolds open to a portico and fabulous outdoor entertainment precinct where you can barbecue, socialise, soak in the spa, and entertain day and night. The master suite links with this area for quick trips to the spa. Bedrooms are quietly clustered away from the living areas. Generous storage features throughout and heat pump systems ensure year-round comfort. In addition to the internal double garage is a separate double garage capable of housing a boat, extra vehicles and workshop space. A circular driveway provides effortless access to the property and the park-like grounds. A 90-year-old uplit plane tree is a stunning centrepiece on the front lawn, providing wonderful shade in the summer. In an area recognised for its high quality rural lifestyle, the home is in easy reach of all family amenities, including sought after Hillcrest schools and St Peters Cambridge. School buses service the area. Call Peter Hulsdouw today to arrange a viewing or attend one of our open homes.

Land area	6324 m²
Floor size	225 m²
Rateable value	$760,000
Rates	$3,150.00

