



345 River Road, Claudelands



Zone out on beautiful river views from the privacy of this Claudelands home. Ensnconced behind electric gates, the sprawling 1014sqm property is a tranquil, sun-kissed haven that gazes on nature. Internal and external spaces embrace calming vistas and set the scene for relaxed family living and effortless entertaining. Built circa 1945, the well-presented home displays vestiges of history through features such as high stud ceilings and native timber flooring, but it's certainly not stuck in a time warp. Its hub is a light, airy open plan with a river panorama and a large deck extension that beckons for alfresco living. The modern, stone-top kitchen is oriented for the outlook and has a generous, multi-purpose breakfast bar. There is separate dining area for family get-togethers and dinner parties, and a sitting room to put your feet up. A wood burner provides ambient heat and ducted underfloor central gas heating reaches all parts of the home. Sun is a constant companion. Integration of the indoors and outdoors creates a close connection with the river landscape. Indoor spaces are designed to capture natural light and ventilation and to connect with highly functional outdoor spaces that become extensions of the home, making it much more spacious and relaxed. Bedrooms, and office, all open outdoors, and there's no need to get out of bed to enjoy the views from the master bedroom. This room has a walk-in robe through to a bathroom with a luxurious spa bath. A second bathroom lies in the wing containing the laundry and internal double garage. Trim-kept gardens surround the home and off-street parking is abundant and secure. Miropiko Reserve, Waikato River and cafe life are meandering distance. The CBD is accessible by foot or vehicle via nearby Claudelands or Boundary Road bridges.



Land area	1014 m ²
Floor size	227 m ²
Rates	\$5,095.00



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