



61 Highbrook Way, Whatawhata

There is no trading off village and city convenience when you go country here. This lifestyle property on the outskirts of Hamilton offers the best of both worlds - the peace and privacy of rural living with urban amenities just minutes away. The pace is slower, the ambience enriching, and a more sustainable lifestyle can be achieved. Picturesque views over paddocks, livestock, and trees, which are especially beautiful in full blossom, are big gains. Birdlife proliferates and Tui are drawn to the kowhai trees close to the house. Nothing can beat the satisfaction of being able to grow and harvest your own fruit and veggies, potter around in your own shed, and relax in a lovely, low maintenance brick home. This is the life!

Spread over an easy single level, the home is designed for effortless living and entertaining. Throw open all the doors on a sunny day and embrace the outdoors and alfresco niches. On cold, rainy days, everyone can cosy together in the family room and soak up the heat of the log burner or curl up with a book or movie in the separate lounge. Four bedrooms provide ample personal retreats, and the master bedroom contains both an ensuite and walk-in wardrobe. The separate laundry takes care of washing duties and the three-car garage offers space and options for a home gym or rumpus. Home and grounds show pride of ownership. The lush lawns are trim-kept and the 7626sqm section is perfect for kids who love spending time outdoors. Whatawhata School, the Backyard Bar and Eatery, Whatawhata Village Cafe, and local golf club are handy. Waikato Hospital is a short commute.

Land area	7625 m ²
Rateable value	\$945,000
Rates	\$3,412.70



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