

Sold



45 Te Awa Lane, Tamahere

Perfectly positioned north, ensuring all-day sun floods the stylish interiors and alfresco living domains, this cool country sophisticate is blessed with open, airy living spaces and masses of glass. Built 4 years ago by Cambridge Homes, it features the company's signature touches. The home's palette of low maintenance materials gives owners more to time relax, enjoy a seamless indoor-outdoor lifestyle and the peaceful environs. The ample 248m<sup>2</sup> residence boasts four spacious bedrooms, two bathrooms, a powder room, and office. Open plan living forms the heart of the home, flanked by sleep zones that are thoughtfully configured for children and adults. Most bedrooms open onto north-facing mahogany decks. The media room comes fully equipped and the kitchen and bathrooms provide plenty of style and functionality. A 900mm oven and gas hob, a 900mm sink, large central island and walk-in pantry allows you to cater for the crowds with ease. The media savvy home has outdoor speakers in the entertainment portico, LED lights, gas cooking and gas infinity hot water. The professionally landscaped entrance gives a chic modern welcome while the covered rear deck presents options for enjoying the all day sun and for entertaining into the evening. The home is wrapped in tinted double glazing, has ducted air-conditioning and natural solar gain. Flooring is a mix of easy-care polished concrete aggregate and carpet. The 7880m<sup>2</sup> well-fenced block is a large open space that lends itself to landscaping artistry and has plenty of scope for a pool or tennis court. Veggie boxes, fruit and citrus trees, and a garden shed are already in place. Te Awa Lane is a tightly-held enclave that treasures its peace and privacy, and is recognised for its high quality rural lifestyle.



Land area	7880 m <sup>2</sup>
Floor size	248 m <sup>2</sup>
Rateable value	\$1,070,000
Rates	\$3,750.00

