



149 Birchwood Lane, Tamahere

4 bedrooms 2 cars 2 bathrooms

This modern brick homestead blends well with Tamahere's peaceful rural landscape. Spread over 325sqm, the home's beautifully balanced interior responds brilliantly to family life. A love for indoor-outdoor living is evident in the effortless way the double glazed internal spaces flow out to social alfresco spaces. The portico is a natural extension of the open plan family domain. The kitchen and large matching scullery provide plenty of delights for foodies and have hosting duties covered. A range of appliances come with the sale. A gas feature fire, ducted gas to formal and family rooms, and underfloor heating in the kitchen and bathrooms keep this large home toasty warm. The family bedroom wing and spacious master suite are thoughtfully separated from the guest bedroom. A farmhouse laundry leads out to the huge four car garage, configured as two adjoining doubles. Showing pride of ownership, the property will appeal to the most fastidious buyers. The 5000sqm grounds are attractively planted and fully fenced. Children and pets are free to roam. In a sought after location, this quality lifestyle retreat lies in walking distance of popular Tamahere Model Country School, Waikato Montessori Education Centre, country cafes and shops. The expressway is handy for commuters.

Land area	5000 m ²
Floor size	325 m ²
Rateable value	\$1,010,000
Rates	\$3,717.00

