



596 Horsham Downs Road, Horsham Downs

Nestled in park-like surroundings, this property is picture postcard perfect. Created to offer a lifestyle to be desired, this prime estate is ideal for a family needing plenty of room to enjoy life. Spread across 3.5 hectares which offer a rare serenity and outlook, the property lies in a celebrated rural location close to Hamilton's north city schools and services. Home and land are suited to a family who treasure lifestyle space, love entertaining and enjoy seamless access to a swimming pool and outdoor living. Presentation is faultless. The modern granite kitchen is flanked by versatile living/dining spaces. Just four years old, it features Smeg appliances, bright airy work spaces and a tiled floor that extends to the sitting/family area. A sparkling chandelier draws the eye to the large light-filled lounge comforted by a logburner. Family and formal living spill outdoors to an inviting alfresco precinct where in-built seating overlooks the pool. The master suite also opens to the solar-heated swimming pool. Peacefully positioned at the end of the home, this restful master bedroom has a walk-through robe opening to the refurbished custom-made marble ensuite. A separate fully tiled shower room, separate toilet and bathroom serve the remaining double bedrooms. The laundry is also tiled and fitted. An oversized internal double garage rounds off this elegant home whose interiors are enhanced by Rimu detailing, fibrous plaster ceilings and cornices, heat pumps and an air ventilation system. Outbuildings include a three-bay hay shed, a large Colorsteel shed, a glass house and a garden shed. All paddocks have water troughs supplied by bore water. On a clear day Mt Te Aroha is in sight while at night the Te Uku wind turbines are discernible.



Land area	3.5806 m ²
Floor size	265 m ²
Rateable value	\$1,070,000
Rates	\$3,708.00

