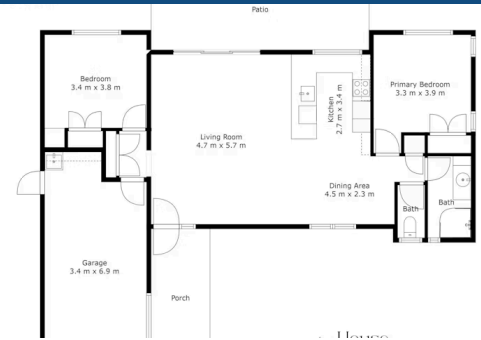
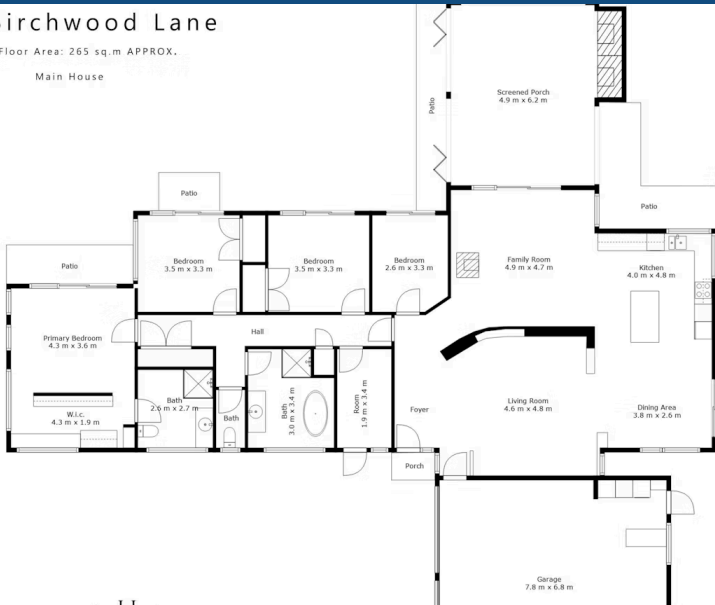


## 7a Birchwood Lane

Total Floor Area: 265 sq.m APPROX.

Main House



## 27 Alfred Main Drive, Tamahere

Escape the hustle and bustle and find your sanctuary at 27a Alfred Main Drive, Tamahere! This stunning property offers a serene lifestyle surrounded by native Kauri trees and a tranquil gully outlook. Start each day with the sweet melody of native birds singing in the trees outside your window. Featuring a spacious four bedroom main home with an office, two living areas, and charming rafted ceilings, it's the perfect blend of comfort and elegance. Cosy up by the fireplace on cool evenings or cool off in the saltwater pool on warm days. Step outside to the outdoor portico with a pizza oven, ideal for al fresco dining and entertaining. This home is equipped with central air conditioning and heating, as well as being double glazed throughout, ensuring modern comfort all year round. Additionally, there's a separate modern two bedroom ancillary unit with garaging, providing both privacy and flexibility. This space is perfect for extended family living or for generating additional income. Located in the highly sought-after Tamahere area, you're just a leisurely stroll away from the village, offering convenience and community spirit. Situation with easy access to main routes for the Hamilton CBD and expressway.

Land area	5732 m <sup>2</sup>
Floor size	335 m <sup>2</sup>
Rateable value	\$1,790,000
Rates	\$5,757.00



Paula Wenham

☎ 07 838 3800

📱 021 416 715

✉ paula.wenham@lugtons.co.nz



Dave Wenham

☎ 07 838 3800

📱 021 269 5063

✉ dave.wenham@lugtons.co.nz

