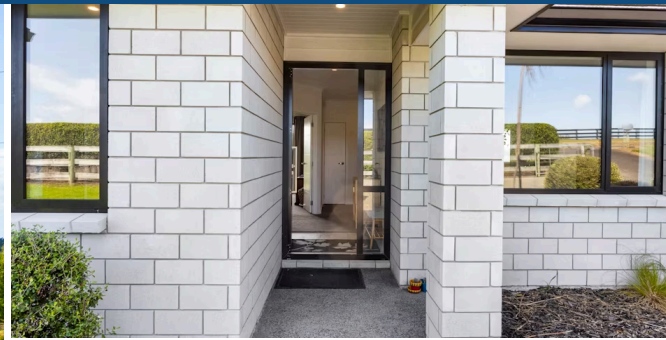


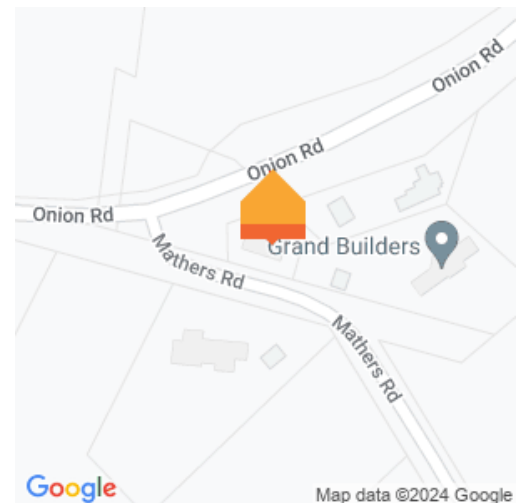


## 📍 3 Mathers Road, Horotiu



Constructed by Sentinel Homes in 2017, this exceptional residence boasts panoramic rural vistas. Spanning a generous 234sqm (approx. ) floor area bathed in natural light, offering a bright and spacious floorplan ideal for those craving a lifestyle property without being tied down every weekend with ongoing maintenance. Contemporary kitchen features an inviting island bench, dishwasher, and a convenient scullery. The open-plan living area seamlessly integrates the living and dining zones, enhanced by multiple sliding doors that lead to the backyard. A separate lounge provides an additional living space for relaxation or entertainment. Five spacious bedrooms, add versatility and room for the whole family. The master retreat features a modern ensuite, walk-in wardrobe and access to the backyard. Large family bathroom with the toilet separately placed. Year-round comfort is ensured by the inclusion of a heat transfer system and heat pump. Situated on a substantial 1447sqm(approx. ) section, this property is fully fenced, private and secure. Enjoy outdoor gatherings on the undercover patio while admiring the expansive lawns and rural views. There's ample space for children and pets to play, making it an idyllic setting for family enjoyment. The carpeted double garage not only accommodates vehicles but also houses laundry facilities and additional storage space. Conveniently located for Auckland commuters, Mathers Road provides easy access to amenities and is just minutes away from The Base shopping centre. Families will appreciate the proximity to reputable schools such as Horotiu Primary and Te Kowhai School. To download the property files please copy and paste the below link into your browser:

<b>Land area</b>	1447 m <sup>2</sup>
<b>Floor size</b>	234 m <sup>2</sup>
<b>Rateable value</b>	\$990,000
<b>Rates</b>	\$3,504.00



<https://www.propertyfiles.co.nz/property/3mathers>



**Jamie Barakat**

📞 07 853 0013

📱 0274 285 426

✉️ [jamie.barakat@lugtons.co.nz](mailto:jamie.barakat@lugtons.co.nz)