



## 9 Guernsey Place, Grandview Heights

This home does more than meet family needs - it exceeds them. On aesthetics alone, it boasts elevated views, majority of your living spread over one level, all of which provide an extremely pleasant backdrop to everyday life. When it comes to accommodation, there's a big 4-5 bedrooms on offer, including two with ensuite facilities. Relaxation and entertaining are taken care of thanks to two separate living areas. The light-filled kitchen with fantastic views sits within the social open-plan environment and spills on a private entertaining deck. A full family bathroom and separate toilet/basin feature to accommodate guests and service bedrooms. Downstairs contains an office or fifth bedroom, the double internal access garage, and a multi-use workshop room or mancave for those seeking. HRV System, heatpump and a gas fire keep the interior dry and ambient. Copious storage is available throughout. The large 280sqm (approx) family abode has a very tidy street presence, landscape artistry at the rear and parking at the front, perfect for a caravan, boat or trailer. Direct access onto the park gives a family a huge backyard playground without the maintenance work. Dog-friendly Te Kootii Park is also great for off-leash exercising. All school levels are covered by the quality address and lifestyle needs are addressed with Hamilton Zoo and suburban shops nearby, and The Base in easy driving distance.

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Land area	737 m <sup>2</sup>
Floor size	280 m <sup>2</sup>
Rates	\$3,856.00

