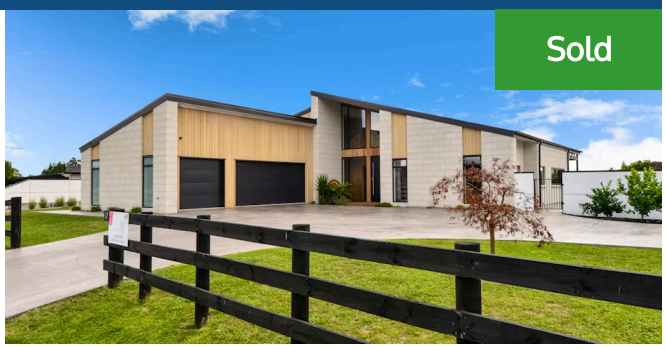

8D East Ridge Grove, Newstead

4 2 3 1

Truly in its element when it comes to luxurious indoor-outdoor living, this magnificent LAD Architectural creation generates an easy sense of relaxation. Cedar and Mansion brick construction complement the natural surroundings and crisp clean lines exude a cool contemporary look. Exposed structural elements deliver appealing texture, inside and out. The 336m2 layout packs a lot in for family and guests. Full of breathtaking openness and ambience, this sun-drenched sanctuary is made for large scale living and entertaining. Set under an extended stud height, the large open plan pavilion is a light-filled haven with swathes of double glazing and a series of stacking slider doors that blur the line between indoors and out. There's a media room for family movie nights, a powder room for guests, stylish bedrooms, including two with ensuites, that open to nature. Bathrooms are stylish spaces that enhance the mood of the home and the insulated and carpeted garage is an oversized triple, complemented by generous additional parking. Crafted to care for generations to come, this nature lover laps up serene views and a gully outlook. A perfect family retreat, it has a great outdoor mindset and is set to entertain with its portico, deck and pool. The 4120m2 property lies in a prized lifestyle enclave just 1. 3km from Hillcrest amenities, a three-minute drive from the University of Waikato and the new bypass will make other commuting a breeze. Come and experience this distinctive, fine piece of art that could just be your new home?

Land area	4120 m²
Floor size	336 m²
Rates	$2,361.00