



Sold



10B Kanuka Road, Ngaruawahia

Compromise no more - a chance to capture a truly unique living experience. No expense has been spared with this iconic property, positioned in a prime location close to Hamilton City, showcasing spectacular long distance views across the Waikato plains and your very own 2.7 hectares of rolling country paradise, which still offers scope for your personal touch. Built and presented to the highest standard, this is a truly great home - great in its proportions, and with great features throughout. Built of commercial aluminium cladding lined with ply plus insulation, and commercial grade double glazed and tinted windows and joinery. An exquisitely designed kitchen overlooks the spacious and light-filled open plan living, set on Junkers American Oak solid flooring and featuring a double-sided gas fireplace, and spills out through several sets of sliders and stacker doors to the expansive outdoor entertaining area and superb salt water pool complex. A large and sunny second lounge, with the bonus of sound insulated ceiling, offers options for privacy. Upstairs, four family bedrooms, including an outstanding master suite complete with walk-in wardrobe and quality ensuite, family bathroom and access to the covered extensive balcony overlooking your beautiful outdoor precinct. Perfect comfort levels are ensured with ducted air con/heating in main bedrooms and second lounge. For the practical man, there is an extremely useful 9m x 9m (approx) separate shed - perfect to store the man-boy's toys, in addition to the double internal access garage. For the traveller, the proximity to the Cambridge to Auckland motorway is surely a bonus. This sophisticated living environment lavishes with beautiful fittings, luxurious touches and clever practical ideas. If you don't view, you are missing out on one of the most interesting and compelling properties on the market today. Phone for your Saturday appointment.



Land area	2.7165 m <sup>2</sup>
Rateable value	\$1,370,000
Rates	\$4,104.52

