



## 📍 400 Matangi Road, Matangi

This everyday oasis speaks volumes for superb living and effortless entertaining in a beautiful established 1.169ha setting close to town. The bespoke home has a rich layered feeling of space and comfort, enhanced by double glazing, various heating options including ceiling and under-tile heating, a gas fireplace, night-store heaters and heat pump. An efficient high-quality, German engineered Azzuro solar hot water system and 300L cylinder mean nothing is left to chance when it comes to water supply and economy. The two-year custom-designed kitchen has Miele appliances, gleaming stone tops, stone tiles and a cool contemporary configuration that seamlessly engages with the dining area and family life. Opulent upgraded bathrooms are smartly dressed in a palette of natural materials and stylish appointments. An ensuite supports the master bedroom and a curved wall adds an extra dimension to the main bathroom. Guests have a powder room. With three living options, there is plenty of room to spread. Day-to-day living unfolds in the family room set under a striking raked timber ceiling. The third living area has built-in furniture and was formerly used as a large art studio. Light, views and clever configuration make the laundry a pleasure to work in. Three car internal garaging is complemented by a huge 3-bay American barn and copious parking. Natural materials enhance the internal aesthetic while the heated salt water pool, private park-like grounds, gully and barn are a revelation in idyllic country living.



Land area	1.1694 m <sup>2</sup>
Floor size	277 m <sup>2</sup>
Rateable value	\$1,220,000
Rates	\$4,121.00

