



604 Tuhikaramaea Road, Temple View

A lovingly maintained and treasured historic home and property where you can lock away the cares and woes of the world - self-sufficiency is definitely a lifestyle choice here, in this home & income opportunity. Once in a lifetime, a property comes along showcasing how we used to live and proves that it can still happen in this unique property, from the established orchard with the many varieties of fruit trees, beautiful gardens, chicken run, and large paddock to run a beefie. And the piece-de-resistance surely has to be the carpenter shed - an absolute classic. This is a man's shed sure to be a winner. All this set on a beautifully established 9834m² of land, zoned Future Urban by Hamilton City Council. The main dwelling, built circa 1914 and lovingly restored by the wood working professional owner, offers the beautiful features of high feature ceilings and archways, combined with the comforts of modern appliances, heatpump and gas hot water. Three bedrooms and beautiful family bathroom with clawfoot bath cater to the family, and a sun-drenched spacious verandah and wooden deck overlooking the beautiful grounds ensure fantastic outdoor living in the most tranquil surroundings. The undeniable bonus here is the two-bedroom unit, built in 2006 - totally private from the main dwelling, which offers an outstanding opportunity to create an income stream, or indeed a home for extended family. This beautiful property offers a magical atmosphere that can only be truly appreciated by a personal visit. Come along to the open home or make an appointment to view and see for yourself why our vendors have spent so many happy years here. Their time to move on to the next stage in life offers you an incredible opportunity to secure this slice of country paradise.



Land area	9834 m ²
Rates	\$3,587.20

