



## 17 Margot Lane, Tamahere



The perfect location to escape the pressures of city life, yet only minutes back to the city from this Matangi location. Warm, welcoming, instantly appealing, and perfectly placed to catch the sun. The lawns are down, the decks are laid, the pool is in and waiting for summer, the landscaping is just waiting for your touch to complete the perfect picture of this brand new home. In addition to the internal double garage, for the home handyman, there is an extra double garage with potential for a sleepout, there's a toilet, vanity and shower along with gas hot water, the perfect place to relax and unwind for the hobbyist male. The double glazed dwelling offers space and comfort in spades - winter warmth is guaranteed with two heatpumps, a cozy wood burner, heat transfer system, Infinity gas hot water, and the home is even plumbed for hot water underflooring heating with provision for an electric hot water cylinder. The family can spread out with the open plan living, second lounge, six bedrooms and two bathrooms (including the master ensuite). Enjoy entertaining without worrying about waking the little ones in the soundproofed living areas. Spacious decking at the front and back of the home, along with the salt water inground pool, will delight family and friends when the warmer months come around. The property has two rain water tanks and trickle supply is available at the gate. All this on a tidy 6825m2 of land. You can afford to get excited - view now!

Land area	6825 m <sup>2</sup>
Floor size	268 m <sup>2</sup>
Rateable value	\$1,130,000
Rates	\$3,663.03

