



Sold



305 Sainsbury Road, Puketaha

Irresistible appeal and coveted lifestyle location make this property a real catch. Tastefully refurbished throughout without compromising its authentic character, the home speaks volumes for family living. It has plenty of space for everyone, paddocks for animals, and generous garaging and sheds. The property gives all the lifestyle boxes a big tick. The crisp white kitchen, with a farmhouse-style cooker to cater for the crowds, frames a restful country outlook. Full of light and warmly connected with the dining and family area, as well as outdoor living, it is a model of efficiency. The open plan environment draws the family together for meals and conversation, while the formal lounge provides a quieter space to chat, watch a movie or entertain. The stylishly renovated bathroom serves three children's bedrooms. Parents have a master retreat with ensuite privacy. Polished native timber floors add rich lustre to the interior which is cloaked in a soft palette of contemporary colour. The carpet is new. Gas infinity hot water, a heat pump and log burner provide good creature comfort. Throw open the doors and bask in the sunny outdoors, have drinks on the deck and soak up the tranquil rural vibe. The trim-kept grounds are enhanced by established gardens, groomed hedges and mature trees. There is loads of parking, including a carport for a camper or boat, a four car garage, and additional sheds to potter around in. The property allows a family to live sustainably. It is in zone for high demand schools, including Puketaha School, close to urban life and perfectly encapsulates the best of both worlds. Please phone for viewing times. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/305sainsburyroad>

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Land area	7303 m ²
Floor size	200 m ²
Rateable value	\$995,000
Rates	\$3,533.00

