



Sold



## 62 Waionu Valley Road, Waionu

4 bedrooms, 1 bathroom, 1 car, 2 boats



Nestled in nature, this private 3.6596ha lifestyle oasis evokes peace and harmony. Atop a winding, tree-lined driveway is a spacious, double-glazed home with bush-clad hills, the Hauraki Gulf and landscaped gardens as backdrops. The vista stretches to Rangitoto Island and the Whangarei Heads, captures spectacular sunsets, and frames panoramic views of the Upper Waionu Valley, crowned by ancient kauri. Every window has a living picture and the huge 180sqm deck celebrates the visually dramatic outlook. The indoor-outdoor ambience is overwhelmingly relaxing, in tune with nature's moods, and collectively offers 316sqm of floor area. A portico beckons for alfresco enjoyment, the deck invites entertaining, and the roaring log fire makes the lounge warm and enticing on a winter's day. Meticulously maintained, the four-bedroom cedar and Linea board home has stylishly updated bathrooms, high-end appliances, quality appointments throughout, and separate utility rooms. A multi-level floor plan has potential to create separate accommodation, for granny flat or tourists, perhaps. The master wing, with a walk-in robe and floor-to-ceiling tiled en-suite, gazes across the gulf and coastline. Bedrooms are positioned for optimum privacy and a guest powder room features on the main level. The generous double garage is carpeted and plumbed. Bosch laundry and kitchen appliances come with the sale. Solar water heating, a small orchard, well-established vegetable garden and firewood trees offer self-sufficiency. Roof-sourced water is stored in three 25,000-litre tanks then filtered and UV treated. The large workshop, yard and turning bay, positioned away from the home, could suit a small business. Bird life proliferates, and thirty species have been identified in the surrounding biodiverse bush and gardens. Fall asleep to the call of the morepork or watch the tui feed on flax flowers. Beaches, fishing, nature trails and cafe are minutes away.

Land area	3.65 m <sup>2</sup>
Floor size	316 m <sup>2</sup>
Rateable value	\$1,570,000
Rates	\$3,393.00



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