



📍 61 Cowley Drive, Cambridge

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A beautiful 2018m<sup>2</sup> park-like environment surrounds this impressive Leamington residence in prestigious Cowley Drive. The home's large 350sqm footprint offers all the space a family craves as well as a brilliant layout for overnight guests. Built in 2002 & lightly lived in over the years, it presents in excellent condition with some gentle upgrades including new drapes & paintwork. Generous living areas have great function & form for letting in light and embracing the sun. Everyday living unfolds in the spacious open plan pavilion overlooking lawn & gardens in the private back yard. A large Australian acacia curved island is a focal point in the kitchen. Equipped to serve a crowd, it features two full ovens, a gas hob, a fridge/freezer unit & great social positioning to connect cooks with family life & allow them to converse freely with guests. The formal lounge has a quiet restful ambience. A series of bi-fold doors open to morning & afternoon decks & encourage outdoor entertaining & peaceful relaxation. Separate & well-positioned parents' & children's wings are supported by bathrooms with luxurious spa facilities including a corner spa bath & a full-size spa pool. Fitted wardrobe systems feature in all bedrooms. There is a walk-in linen cupboard, ample storage throughout, & a handy third toilet in the oversized double garage. Zoned underfloor heating, on ten controls, keeps the interior toasty warm boosted. Extensive tiling in the open plan pavilion attract passive heat. A full water filtration system, gas infinity hot water and numerous high spec inclusions set this home well above the norm. The trim-kept grounds have a sweeping dual entrance driveway, plentiful parking, colourful gardens and lush flat lawn. Shops, schools and BMX track are close. Lake Karapiro & Mystery Creek Events Centre are a short drive.

<b>Land area</b>	2018 m <sup>2</sup>
<b>Rateable value</b>	\$1,450,000
<b>Rates</b>	\$3,900.00

