



📍 767 Victoria Road, Cambridge

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Time to live the good life or run your horses on this centrally located rural retreat, 6.63 hectares of lovely flat land, fenced into eight paddocks, with stables block, mature trees, a small vineyard, orchard, veggie patch and stream. An idyllic place to enjoy country living just 10 minutes to the University of Waikato, close to all levels of schooling and only eight minutes to the bustling Cambridge town centre. Fantastic north-facing brick home, completely rebuilt and extended in 2015, featuring beautiful wood-panelled cathedral ceilings, a massive Schist fireplace, lustrous timber bench tops and a chef's kitchen with Falcon oven and scullery. Spacious open-plan living, large separate family room including office nook, three double bedrooms, walk-in wardrobe & ensuite with bath, a light and bright studio/sunroom and a covered patio/entertainment area with a Redwood bar-leaner/table where you can relax and soak up the expansive countryside views. You won't feel the cold in this amazingly energy-efficient home, with double-glazing, insulated walls, open fire, two wood-burners, wetback, solar & gas hot water, a heat transfer system and underfloor heating in the living areas and both bathrooms. Ancillary buildings include comfortable two-bedroom guest quarters, a huge workshop & attached office (with heat pump), a five-metre-high open shed, a stables block with seven stalls and washdown bay, plus implement shedding. This fabulous property provides the flexibility to suit a range of lifestyles and will make a great home for extended families or anyone looking to run horses or a home-based business. LIM report available.

**Land area** 6.63 m<sup>2</sup>  
**Rates** \$5,001.51

