



Sold



7 Guernsey Place, Grandview Heights

Warm and welcoming, this beautifully presented home is nestled in a whisper quiet, cul-de-sac location. Offering a versatile 240sqm floorplan with oversized bedrooms and multiple living zones, this home is truly designed for the growing family seeking a relaxed lifestyle. Enhanced by high ceilings, the spacious open plan dining and lounge area showcases a gas fireplace and ideal flow to the backyard. Separate living area upon entrance, and the large light filled kitchen is the social hub of the home boasting a double dish drawer, large island bench and has a lovely outlook across the backyard. The master bedroom has an ensuite, walk-in wardrobe and views towards the country. Two additional bedrooms feature built-in wardrobe systems, and a home office has a built-in desk and bookshelves. The family bathroom is conveniently placed. Entertain effortlessly from the private and picturesque backyard with a paved courtyard and lawns surrounded by immaculately maintained gardens. Extra features include an oversized and carpeted double garage, fabulous storage options and ducted central gas heating. Location is hard to beat with easy access to Te Rapa, Dinsdale shopping amenities, Hamilton Zoo or take a trip out to Raglan Beach. To download the files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/7guernsey>

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Land area	728 m ²
Floor size	238 m ²
Rateable value	\$1,000,000
Rates	\$3,683.00



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