

WITHDRAWN



**Morrinsville** 1592 Morrinsville-Walton Road

## Quality and location

OPEN DAYS - Sunday 7th, 14th and 21st October between 12-1pm

Country living at its very best. This stunning 9.0897 hectare (more or less) property is central to Matamata, Morrinsville and Cambridge and provides the owner with a raft of quality options. The spacious 279m<sup>2</sup> (approximately) home is superbly positioned on a warm north facing site and set quietly back from the road. The (Continued overleaf ...)

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**For Sale** \$1,750,000 + GST if any

**View:** By Appointment Only

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## Property Information:

**Property Address:** 1592 Morrinsville-Walton Road

**Legal Description:**

**Section Area:** 9.0897 ha (approx)

**Bedrooms:** Three

**Bathrooms:** Two

**Garaging:** 2

### Continued:

functionality and privacy. The well-appointed open plan kitchen, dining and living areas flow out to the large patio - perfect for entertaining. The home has three spacious bedrooms, ensuite, walk-in robe, bathroom, three toilets, family room plus a scullery and enjoys cosy underfloor heating in the tiled kitchen area and bathrooms with two heat pumps and a log fire completing the comfort settings. The kitchen has ample bench space with an induction hob and the sun as a constant companion. The large double garage is internally accessed with the entire home on one easy level. The property has been set up with horses in mind with four paddocks fenced accordingly. One of the five bay pole sheds have three fully lined horse boxes. A second five bay pole shed has been used previously for calf and kid goat rearing. A four bay gable shed has two bays that are fully lined and insulated and has been used as accommodation units with some facilities in place. Loading facilities for horses and cattle are also available. The contour is mostly flat and fenced into 14 paddocks with permanent fencing and hedge on the boundaries and electric internals. Water is sourced from a spring and gravity fed to a manacon and pressure reticulated around the property. The Kereone loam soil is naturally fertile with recent applications of Super Ten fertiliser, lime and nitrogen giving strong pastures. This well-located lifestyle property has much to offer besides its beautiful home and great support buildings - it promotes that must have feel



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