

WITHDRAWN



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Morrinsville 242 Morrinsville-Walton Road

Fantastic family lifestyle

For Sale - \$1,650,000 + GST (if any)

This 9.7 hectare (more or less) lifestyle property has it all - space, privacy, peace and quiet plus the potential for extra income, and located only a few minutes from Morrinsville with an easy commute to Hamilton.

(Continued overleaf ...)

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Property Information:

Property Address: 242 Morrinsville-Walton Road

Legal Description:

LOT 2 DP 406932, DSC A5C2A2A TE AU O WAIKATO

Section Area: 9.7471 ha (approx)

Bedrooms: Three

Bathrooms: Two

Garaging: 2

Continued:

bedrooms, main with ensuite and walk-in-robe, a large luxury main bathroom plus a well-appointed kitchen with scullery. The family room is nestled in a cosy step-down nook and the open plan living area is heated by a large central gas fire featuring floor to ceiling schist. Double glazing and three heat pump/air conditioning units provide all seasons comfort.

The main focus of the home is entertainment with all living spaces opening out to an impressive undercover outdoor area ideal for family gatherings and functions. A media and entertainment room, which includes a bar, also opens to the outdoor area.

Adjacent to the internal access double garage stands a 3 bay American style shed with power, hot water and a toilet. This additional shedding is great for the boat, extra vehicles, motorbikes, sports or horse equipment.

The sprawling lawns and easy-care gardens are edged with boxed hedging with native trees and flax offering peaceful privacy while plenty of room for the children to play.

This all flat property is fenced into 20 paddocks with the Topeheahea stream as the back boundary. Currently rearing calves and beefies, this block provides endless scope for supplementing your income or a great playground for the children with horses. A 3-bay barn is set towards the back of the property with yards close by.

Being so close to town, this quality lifestyle block is definitely worth



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