

SOLD



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## Horsham Downs 7C Driver Road (West)

### Modern adventure retreat

This modernist triumph has been fashioned to the highest standard by effortlessly combining a clean designer aesthetic with practicality and modern convenience. Set on 7,777m<sup>2</sup> (more or less) the elevated site enjoys a tranquil stretch of the Waikato rivers edge and offers a spectacular retreat with added benefits of access to an adventure driven lifestyle. An exceptional design by highly regarded Noel Jessop, the four-bedroom home is constructed of plaster over concrete block (Continued overleaf ...)

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## Property Information:

|                           |                        |
|---------------------------|------------------------|
| <b>Property Address:</b>  | 7C Driver Road (West)  |
| <b>Legal Description:</b> | Lot Lot 4, DPDPS 84348 |
| <b>Capital Valuation:</b> | \$1,190,000            |
| <b>Section Area:</b>      | 0.7777 ha (approx)     |
| <b>Bedrooms:</b>          | Four                   |
| <b>Bathrooms:</b>         | One                    |
| <b>Ensuites:</b>          | One                    |
| <b>Garaging:</b>          | 3                      |

### Continued:

allowing natural tones to blend with the landscape. The spectacular views of the river and countryside are captured throughout with expansive glass absorbing light and warmth which reflects a real sense of peace. Open plan living zones form the central hub from which an additional lounge, plus entertainer's kitchen unfold making this the ideal space to entertain. The master bedroom is secluded in the northern wing with walk through robe plus spacious ensuite. The other end of the home offers three double bedrooms plus an enticing bathroom, all positioned to enjoy the scenery. Outdoor entertaining has the capacity to be enjoyed in multiple zones including two sheltered north facing courtyards. Expansive decking runs the length of the house on the riverside offering superb flow and a connection to the rolling grounds down to the river. Triple car garaging accommodates all the vehicles and toys. Situated in an enclave of quality properties and with easy access to the expressway for both Auckland and Hamilton, this stunning property offers those with active lifestyles a relaxing environment. Enjoy the recreational opportunities of cycle trails, the Hakarimatas for walking and the river for a myriad of water sports.

### Chattels:

Fixed Floor Coverings, Blinds, Light Fittings, Dishwasher, Hob - Gas, Oven - Wall, Rangehood, Heated Towel Rails x2, Heat Pump x1 + Remotes x1, Washing Machine Taps, Auto Garage Door Opener x1 + Remotes, Surround Sound Speakers, Garden Shed, Pool - Above Ground, Chicken Coop



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