

**SOLD**


Boundary lines are indicative

**Morrinsville** 53 Settlement Road

## Premium address

Quality blocks like this are hard to find. This 42.2846 hectare (more or less) property, situated in the highly sought after area of Kereone, offers a multitude of options. Location is everything here being central to Morrinsville, Matamata and Hamilton.

This block really has it all with a good balance of flat to gentle rolling contour, a silty loam soil type and aesthetically appealing trees in most paddocks to provide shelter through those hot summer days. An (Continued overleaf ...)

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**Sold for \$2,300,000**

16th April 2019

**View:** By Appointment Only

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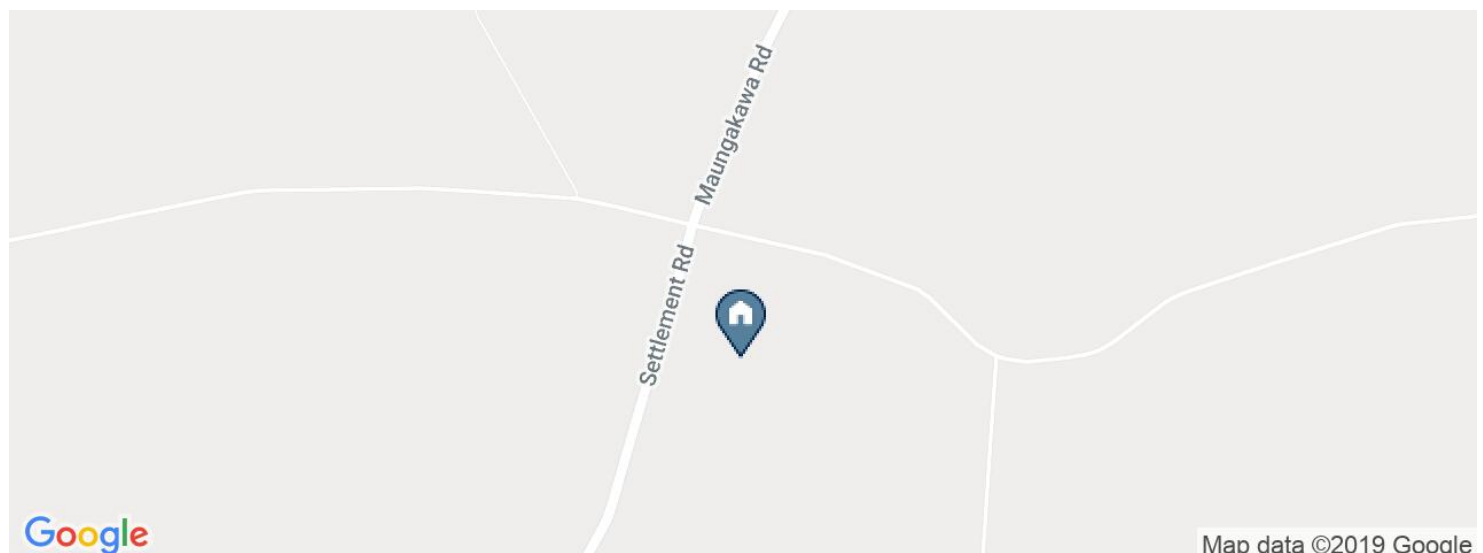


## Property Information:

<b>Property Address:</b>	53 Settlement Road
<b>Legal Description:</b>	PSC 1 SET PAKARAU
<b>Capital Valuation:</b>	\$2,935,000
<b>Section Area:</b>	422,846m (more or less)
<b>Bedrooms:</b>	Three
<b>Bathrooms:</b>	One

### Continued:

added bonus is a sand mine providing race and trough maintenance material. Over recent years the property has been used for heifer grazing. A central race system to all 36 paddocks makes for ease of management with permanent boundary fencing, some hedges, supported by 2, 3 and 5 wire electric internally. Excellent quality water is sourced via a bore which has a float control to a 23,000 litre tank and is then reticulated around the farm by a surface pump to troughs in all paddocks. Support infrastructure includes a 3 bay gable shed with power, concrete floor and sliding doors. Nearby is an O'Neill half round barn with sliding doors and adjacent is the old dairy shed used for stock handling. The beautifully elevated dwelling is an older style weatherboard three bedroom home with a modern open plan kitchen, lounge and dining area. The home is in great order with double glazing along with gas ducted heating assisted by a DVS ventilation system to create comfort on those cooler nights. An indoor/outdoor flow is created with a large deck for entertaining and a swimming pool adjacent. A separate sleep-out is nearby. This property really has everything going for it with beauty and location. This is a great investment opportunity not to be missed.



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