

SOLD



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Rukuhia 460 O'Regan Road

Supreme lifestyle with income

Serious price reduction showing the owners intent to consider all offers.

Located on the south west of Hamilton city, in an area renown for its rich history and ideal environmental benefits. This productive blueberry orchard combines a superior home with supporting financial reward.

(Continued overleaf ...)

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4  2  3 

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Property Information:

Property Address:	460 O'Regan Road
Legal Description:	Lot Lot 3, DPDPS 44485
Capital Valuation:	\$1,200,000
Land Valuation:	\$490,000
Year Built*:	2000
Roof:	Shingles
Joinery:	Aluminium
Section Area:	4.1249 ha (approx)
House Area*:	278m (more or less)
Bedrooms:	Four
Bathrooms:	One
Ensuites:	One
Garaging:	3

Continued:

which are expected to greatly increase crop yields into the near future. The property has undergone a recent re-development to allow modern varieties to stay competitive and meet consumer demand, with production this year resulting in 9,067kgs of fruit being picked.

An absolute stand out feature is the large family home of impeccable quality that resides at the entrance to the property. It is carved into a landscaped environment with indoor-outdoor living completing the harmony, which is further enhanced by a heated swimming pool, spa pool and barbecue area. Interiors deliver two separate living options, an office and four bedrooms, with a

Chattels:

Stove, Fixed Floor Coverings, Blinds, Drapes, Curtains, Light Fittings, Central Vacuum, Dishwasher drawer x 2, Garden Shed, Heat Pump x4, Heated Towel Rails, Hob - Induction, Pool Equipment, Rangehood, Security System, Washing Machine Taps

