

WITHDRAWN



Image to follow

**Cambridge** 184 Parklands Road

## Outstanding family home with 4 bay O'Neil Shed 2 2

A lovely rural setting near Cambridge is the location of this very appealing lifestyle property. The property comprises 1.9 hectares (more or less), including six well fenced paddocks, some include equiwire fencing.

A 3.6 x 4 Bay O'Neil shed boasts a concrete floor, with 4 meter high double entrance doors, and 3 phase power. Part of the shed also houses a small double glazed apartment with kitchenette, living area, (Continued overleaf ...)

**View:** By Appointment Only

**Call for more information**

[bayleys.co.nz/2350198](https://bayleys.co.nz/2350198)



Image to follow



Image to follow



Image to follow

## Property Information:

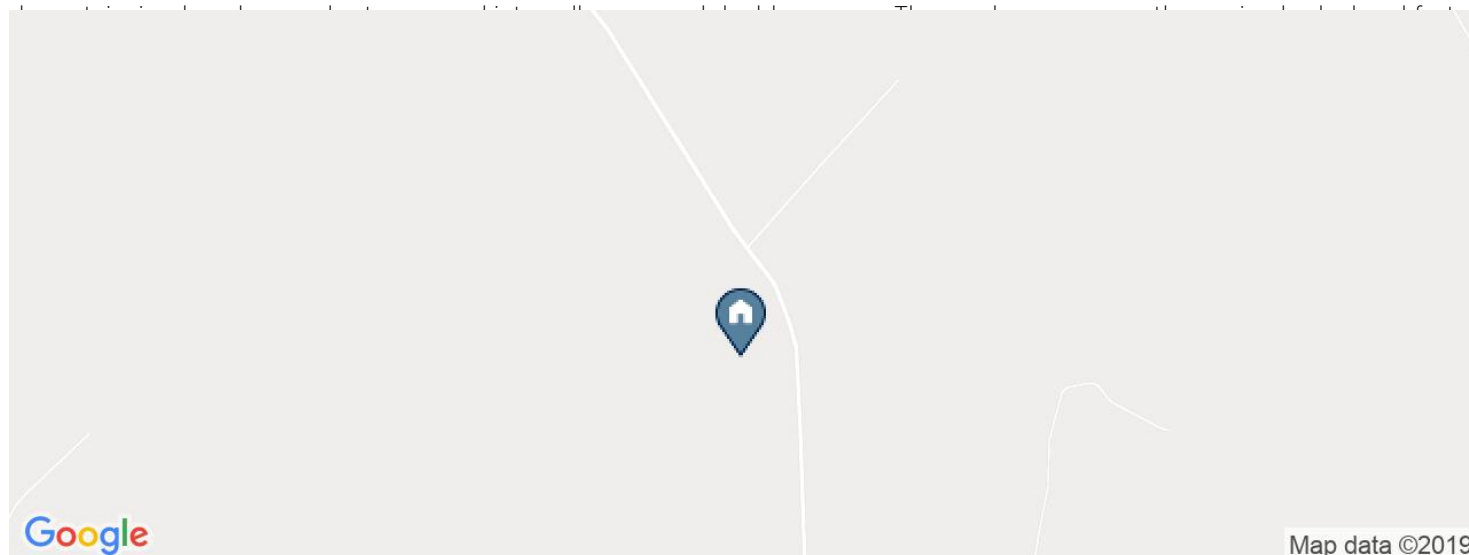
<b>Property Address:</b>	184 Parklands Road
<b>Legal Description:</b>	Lot 2, DP397347
<b>Capital Valuation:</b>	\$1,370,000
<b>Land Valuation:</b>	\$325,000
<b>Year Built*:</b>	2014
<b>Roof:</b>	Coloursteel, Longrun
<b>Joinery:</b>	Aluminium, Double Glazing
<b>House Area*:</b>	379m (more or less)
<b>Bedrooms:</b>	Five
<b>Bathrooms:</b>	Two
<b>Garaging:</b>	2

### Continued:

tidy bathroom, and a double bedroom. The shedding provides an excellent space to work from home, or could be an ideal 'man cave'. Other shedding includes a single stable and covered tractor shed. The lovely main home is entered through double entrance doors, where your eyes are drawn to a wide and elegant staircase leading to the first floor. Here you are greeted by a large modern kitchen complete with butler pantry, double wall oven, plumbed fridge, induction hob and granite bench top. The upstairs living area is open plan, with a separate media room. A lovely balcony opens from the dining area, with schist pillars and glass balustrade, providing the perfect spot for alfresco dining and entertaining. The two double bedrooms on this floor share a generous bathroom, with master bedroom also featuring a walk-in-robe and stunning rural views. Downstairs you will find three double bedrooms, a spacious tiled family bathroom, powder room, guest kitchenette with open plan living area opening out to a private terrace, making it an ideal option to give teenagers their own space, or (as it is currently used) as an in-house bed and breakfast. Also

### Chattels:

Fixed Floor Coverings, Blinds, Drapes, Light Fittings, Rangehood, Fridge, Waste Disposal, Wall Oven x 2, Dishwasher x 2, Central Ducted Heatpump, Heatpump, Televisions x 3, Heated Towel Rails x 2, Central Vacuum, Auto Garage Door Remotes x 3, Security Lights, Security Driveway Alert, Clothesline, Water Pump (submersive, plus pressure pump), Electric Fence Unit, Equiwire.  
Shed Apartment Chattels Include: Fixed Floor Coverings, Light Fittings, Heated Towel Rail.  
(Excluded Chattels: Shearing gear)



Map data ©2019

Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and Bayleys, Success Realty Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein. **\*Please note: the floor area and property information was sourced from Property Guru and/or LINZ.**