



Area: 6.72ha

## 1153 Pokuru Road Te Awamutu

### Your Dream Lifestyle

First time offered to the market, this 6.7 hectare (approx.) property offers a range of possibilities to the astute purchaser. With four large paddocks currently leased to the neighbour, the choice is yours to focus on your own leisure activities, or introduce your own stock.

The expansive driveway delivers you to a home of 455m<sup>2</sup> (approx.). The impressive main lobby leads you into an open living area, combining an expansive dining and kitchen, overlooking Mt Kakepuku. A study area has been incorporated into this space, along with generous built-in storage. A ceiling mounted heat pump and air conditioning unit provides temperature control, along with two DVS units. A separate lounge draws you towards the stunning views of Mt Pirongia. An expansive portico deck leading from the living areas provides space for entertaining in the warm evenings.

A wide central hall leads to a study, three bedrooms, two separate toilets, separate bathroom and the main bedroom wing with ensuite, combining a double shower and a double vanity. The central hall continues into a generously sized laundry with multi access. A monitored security system provides peace of mind to the owners and a central vac system has been installed. From the laundry, access is provided to a triple high stud garage, which also has a tile feature at the base of all internal walls to allow hosing of the floor without damage.

A large, four bay barn shed of approximately 12x17 metres has been positioned

**FOR SALE**

Sold

**VIEW**

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away from the house. This has been further extended with the addition of an 11x9 metre section giving impressive multiple working areas and several entrances.

The property has its own water supply with roof water supplementing the bore supply. All paddocks have water supplied and the leased area of the property includes the neighbour taking care of all costs except for water and rates. An expansive driveway with a large roundabout and excellent parking, post and rail fences and play areas, complete what is a well-planned lifestyle property.



## More About this Property

PROPERTY ID	1E1PGG8
PROPERTY TYPE	Rural
AGRICULTURAL TYPES	Lifestyle
AREA	6.72 ha

Licensed Real Estate Agents (REAA2008)

## LJ Hooker Te Awamutu - Te Awamutu Realty Limited

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