



## 144 Maungatawhiri Road Raglan

**PRICE REDUCED - MOTIVATED TO SELL**

Welcome to 144 Maungatawhiri Road. This Raglan lifestyle property of 5 acres enjoys great views out to Mount Karioi and the Tasman sea on the horizon. The quality mid-2000's built 3 level home features 4 bedrooms, 4 bathrooms, a well appointed designer kitchen with walk-in scullery, a large ensuite and walk-in wardrobe in the master bedroom, a very convenient walk-in linen storage room, heat pumps on all 3 levels and a spa pool room. Underfloor heating is supplied to all 4 bathrooms and the kitchen as well as the spa pool room which could be an office if required. Ranchsliders in the living area open out to a good sized deck for entertaining while taking in the awesome views. Adjacent to the dwelling lies a separate double garage with an attached self contained unit to provide for guests staying over, perhaps a home office or holiday

Area: 2.09ha

**FOR SALE**

Sold

**VIEW**

[ljhooker.co.nz/228HFG](http://ljhooker.co.nz/228HFG)

**CONTACT**

**Kyle Leuthart** 021 903 309

**LJ HOOKER RAGLAN**

(07) 825 7170

accommodation. There is an internal access double garage in the main dwelling in addition to a standalone workshop currently used for a home business. The land offers plenty of room for some stock or a horse or 2 with 11 subdivided paddocks. With the big views and privacy this property seems like it's miles away from anywhere, but it's located only 5 minutes drive to the bustling cafes and amenities of Raglan's seaside township. Call Kyle for more information today.

Rating Valuations: \$1,170,000

Land Value: \$640,000

Improv Value: \$530,000

Valuation Date: 01-Jul-2018

WDC Rates: \$2817.88 (incl gst)

WRC Rates: \$ 653.09 (incl gst)

Legal Description: LOT 1 DPS 92321 BLK VI KARIOI SD

Title: SA73A/366 (Freehold)

Land size: 2.0946ha

## More About this Property

**PROPERTY ID** 228HFG

**PROPERTY TYPE** Rural

**AGRICULTURAL TYPES** Other

**AREA** 2.09 ha

Licensed Real Estate Agents (REAA2008)



## LJ Hooker Raglan - George Boyes & Co Ltd

CONTACT: Kyle Leuthart

EMAIL: [kleuthart.raglan@ljh.co.nz](mailto:kleuthart.raglan@ljh.co.nz)

MOBILE: 021 903 309

PHONE: (07) 825 7170

FAX: (07) 825 7190

### DISCLAIMER

The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.



[www.ljhrural.co.nz](http://www.ljhrural.co.nz)

Residential | Commercial | Rural | Land Sections | Coastal