



Ardmore, 25 Village Way

Experience the Best of Town and Country at 25 Village Way!

Discover the magic of 25 Village Way, Ardmore—a stunning, fully renovated sanctuary where the charm of semi-rural living meets modern convenience. Nestled on a family-friendly street on a freehold 940m² section with the kind of community spirit that's rare to find, this spacious 4-bedroom home with bonus loft space above garage (with a separate toilet) invites you to create memories, entertain in style, and enjoy the best of both worlds. With a layout designed for both relaxation and celebration, this home is a haven for families seeking space, comfort, and a true connection to nature.

From the moment you arrive, the thoughtfully designed indoor-outdoor flow, secure front and back yards, and carefully crafted spaces offer something for everyone. This is a home where you can cook and still keep an eye on the kids playing outside, where the master bedroom feels like a private retreat, and where entertaining friends and family feels effortless.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale
\$1,230,000

View
ljhooker.co.nz/G0VGFC

Contact
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LJ Hooker Papakura
(09) 296 5000
Kallil Real Estate Ltd

Property Highlights:

- Spacious 4 Bedrooms
- New extension complete with high vaulted ceiling and a stunning schist stone feature wall, adding elegance and warmth.
- All-new drainage system to maintain lush, dry lawns.
- Gas upgrades for water and cooking.
- Completely re-roofed and re-insulated with all-new walls and no original gib left.
- Full rewiring of the house, including a new mains board in both the house and garage.
- Equipped with a DVS and two heat pumps for efficient heating and cooling
- A secure 940m2 freehold, fully fenced front and back yard for peace of mind while kids play.
- Expansive indoor-outdoor flow with bifold doors and dual-end windows in the kitchen, giving a full view of the back area.
- Brand new large double garage featuring a bonus office/kids retreat above, ideal for work-from-home flexibility or a teenage hangout space.
- Expansive, sun-drenched deck perfect for outdoor entertaining or relaxing in natural light throughout the day.
- Beautifully renovated kitchen complete with brand new scullery
- Tastefully renovated bathroom
- The master bedroom serves as a true sanctuary, featuring sunlit French doors that open to the beautiful outdoors.
- Enjoy a closed-off vegetable garden ready for your favorite greens.
- Thoughtfully placed exterior lighting making the home look stunning from every angle, day or night.
- Enjoy glimpses of Warbirds from your own backyard-an exciting feature for aviation enthusiasts.
- Located within Ardmore zone, with a free school bus to the street's entrance.

This home is ready for the future while maintaining the warmth and charm that make it truly special. 25 Village Way isn't just a property, it's a place to create a lifestyle. Here, you can relish the peace of a semi-rural setting, the ease of modern amenities, and the joy of a neighborhood that feels like home.

Book your private viewing today and experience the remarkable ambiance of 25 Village Way, Ardmore. This property won't last long!



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More About this Property

Property ID	G0VGFC
Property Type	House
Land Area	940 m2
Licensed Real Estate Agents (REAA2008)	

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