



## Ardmore, 92 Awanui Rise

### TIME TO FLY!

Vendor's motivation has changed. After 23 years, over 11,000sqm - it is just too big for him by himself now.

Undoubtedly the best priced property of similar ilk in the entire area.

One of the very finest properties in this neck of the woods, 92 Awanui Rise is one of just six properties up a private road, behind secure gates. This 60's built 4-bedroom gem with a dedicated office, to boot, has been stylishly upgraded in recent years. After almost 23 years of blissful living in this oasis, our owner, reluctantly, walks away to downsize to make way for the next lucky family to take up the reigns.

Perched at the top of the "Rise" with your outdoor living area being a spacious north-facing deck with archgola enjoying all day sun, ideal for al fresco entertaining. The massive upstairs master bedroom boasts an impressive ensuite and walk-in wardrobe. Throw open



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**For Sale**

Enquiries Over \$1.45 Million

**View**

By Appointment

**Contact**

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**LJ Hooker Ponsonby**

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Ponsonby Estate Agents Limited



the curtains in the morning and enjoy the panoramic views. Three more double bedrooms and a family bathroom completes the living accommodation.

Designer kitchen flows not just to your outdoor living space, but, open-plan dining and lounge with gas fireplace. A second formal lounge adjoins.

Double internal garage, a couple of carports house 2 more cars and your boat, still leaving plenty more parking for guests. Shed for all the power tools.

Head past the spa pool and stroll down the native bushwalk and listen to the abundant bird life as you make your way to 2 generous paddocks where you will meet Jedi and Iain, the 2 friendly Alpacas who can stay if you wish.

This is over 11,000sqm of the very finest rural living you will find in Auckland. Secluded yet still handy to motorways and airport.

New state of the art Biocycle system (in excess of \$50,000) is being installed at owner's expense.

## More About this Property

<b>Property ID</b>	CX4GUK
<b>Property Type</b>	House
<b>House Size</b>	278 m <sup>2</sup>
<b>Land Area</b>	1.1018 hectare
<b>Including</b>	Ensuite
<b>Licensed Real Estate Agents (REAA2008)</b>	

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PROPERTY  
EXPOSED



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