



92 Awanui Rise, Ardmore

## LAST CHANCE TO DANCE!

LAST OPEN HOME THIS SATURDAY CANCELLED, SORRY, I have a new dance partner.




ADMIN will take ads down on Monday.

This Ardmore Alpaca Awanui Rise lifestyle property is arguably the VERY BEST on the Rise that has come to the market in recent years. Spring has sprung & that heralds new growth. Vendor is ready NOW.

Perched at the top of the "Rise", your outdoor living area is a spacious north-facing deck complete with archgola enjoying all day sun, ideal for al fresco entertaining. The views and the sunsets are spectacular.

The massive upstairs master bedroom boasts an impressive ensuite and walk-in wardrobe. Throw open the curtains in the morning and enjoy the panoramic views. Three more double bedrooms and a family bathroom completes the living accommodation. Literally - every room has a city or a bush view.

92 Awanui Rise is one of just six properties up a private driveway, behind secure gates. This 60's built 4-bedroom gem with a dedicated office has been stylishly upgraded in recent years. After almost 23 years of blissful living in this oasis, our owner, reluctantly, walks away

4  2  5 

**FOR SALE**  
Set Sale Date

### AGENTS

Wayne Espie  
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### AGENCY

LJ Hooker Ponsonby  
(09) 376 7530  
Ponsonby Estate Agents Limited

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

to downsize and make way for the next lucky family to take up the reigns.

Designer kitchen flows to your outdoor living space, and an open-plan dining and lounge with gas fireplace. A second formal lounge adjoins.

Double internal access garage, an oversize double carport, and a covered boat park will accommodate all your toys, while still leaving plenty more parking for guests. 4 garden sheds (one with a large workbench) for all your tools and extras!

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 (with driveway access) where you will meet Jedi and Iain, the 2 friendly halter trained Alpacas, who can stay if you wish. Plenty of room to put some sheep too, with an animal pen and shed storage.

This is over 11,000sqm of the very finest lifestyle living you will find in Auckland. Private and secluded, yet still handy to the motorways, airport, golf course, Clevedon markets, and the seabird coast.

## MORE DETAILS

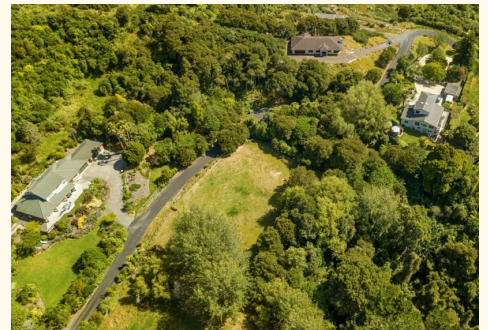
Property ID	CX4GUK
Property Type	House
House Size	278 m <sup>2</sup>
Land Area	1.1018 hectare
Including	Ensuite
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Wayne Espie 028 0907237

Specialist Property Marketer/Auctioneer |  
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PROPERTY EXPOSED

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