



Ardmore, 92 Awanui Rise

TIME TO PUT A SPRING IN YOUR STEP?

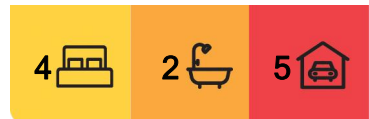
With Spring just around the corner, why not take a look at this awesome Lifestyle property.

Undoubtedly the best priced Lifestyle property on the "rise", and quite likely the entire area.

Yes, as you would expect, it is under contract, conditional on sale of purchasers property, BUT, there is an escape clause, so there is still a potential to force the hand of purchaser.

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", your outdoor living area is a spacious north-facing deck complete with archgola enjoying all day sun, ideal for al fresco entertaining. The massive



For Sale
ENQUIRES OVER \$1,539,000

View
Sun 17th Aug @ 2:30PM - 3:30PM

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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.

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 Africa!

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. Plenty of room to put some sheep too.

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

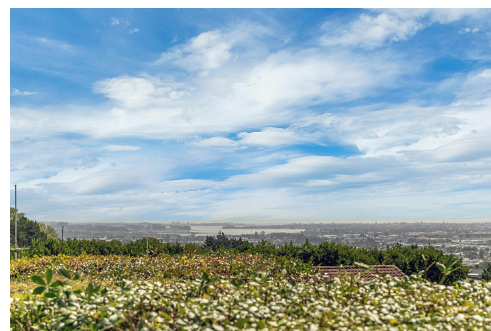
New state of the art Biocycle system (in excess of \$50,000) is being installed at owner's expense as we speak.

More About this Property

Property ID	CX4GUK
Property Type	House
House Size	278 m2
Land Area	1.1018 hectare
Including	Ensuite
Licensed Real Estate Agents (REAA2008)	

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