



Awahuri, 1717 State Highway 3

Lodge Inspired Upmarket Country Retreat

From the minute you drive in the picturesque entrance with its electric gate and on to the manicured grounds you will see this property is a little bit different! Superbly formatted for hosting and offering a range of desirable features, you will want to call this home. Connect with family and friends in the large open plan entertaining area complemented by exposed wooden ceilings and opening out onto the generous sized covered patio as you overlook the fabulous heated swimming pool.

A gourmet kitchen centers the entertaining area with a scullery complimented by stone bench tops and modern appliances. Sit back in the lounge and soak in the lodge atmosphere as the large wood burner with exposed schist - type chimney warms you all winter long. In summer, throw open the double glazed doors to expand your living space to the entertainers outdoor area, complete with its own TV.

Large and spacious with a heat pump, the master bedroom upstairs has a fully tiled



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
Asking \$1,550,000

View
ljhooke.co.nz/W3AGFB

Contact
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LJ Hooker Palmerston North
(06) 358 9009
Manawatu (1994) Ltd

ensuite and walk in wardrobe. Another bedroom upstairs and two more downstairs means there are options for accommodating your family.

Offering yet another fabulous option is the 120m2 shed with it's 60m2 carport - positioned behind the house and with it's own driveway. This appealing and private shed area can also be accessed from the landscaped pathway leading from the main house.

This property has been meticulously renovated by it's current owners with neutral paint tones, double glazing, tiled bathrooms with underfloor heating, insulation upgrades and landscaping while maintaining the charm and character of country lodge living.

Enjoy this country settling with Feilding, Bulls, Sanson and Palmerston North all close by. This is a perfect chance to make your country dream come true and still have all the modern comforts.

RV - \$1,655,000

View by Appointment - Call Sammy Now on 0273796358

More About this Property

Property ID	W3AGFB
Property Type	House
House Size	280 m²
Land Area	8751 m²
Including	Toilets (1)
Licensed Real Estate Agents (REAA2008)	

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