



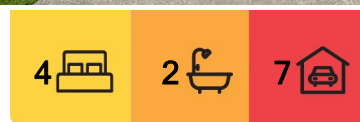
Awapuni, 170 Shirriffs Road

PREMIUM LIFESTYLE + BUSINESS POTENTIAL

This outstanding, 2019 quality-built estate is set on 3.741ha more or less, perfectly situated close to the city. This property strikes the perfect balance between rural living and urban convenience. Ideal for those looking for the lifestyle balance or opportunity to run or lease a business from home. This is truly one of the best lifestyle properties on offer in the region.

This property offers outstanding shedding facilities. The four-bay, high stud shed has 3-phase power. Additionally, there is another large shed equipped with office space and garaging, making it an ideal setup for a home business. The concrete driveway and large parking/turning area provides all weather access.

This stunning home of 294m² has been designed for luxurious living and relaxation, offering effortless entertaining. Upon entering, you'll be greeted by an expanse of family open plan living, featuring two independent living spaces, catering to all occasions. The



For Sale
By Negotiation

View
l.jhooker.co.nz/W7JGFB

Contact
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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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sociable exquisite gourmet kitchen is the heart of the home, complete with a scullery.

The outdoor setting is nothing short of breathtaking, this area extends from all living spaces providing alfresco dining. Indulge around the built -in fireplace that's perfect for entertaining guests or enjoying cosy evenings taking in the sounds of nature.

The primary suite boasts a luxury ensuite and an enviable walk-in robe with direct access to the patio. Three additional double bedrooms accompanied by a deluxe family bathroom, and powder room, ensure comfort and elegance for residents and guests alike.

Lifestyle made easy with flat contour fully fenced paddocks, with stock yard facilities.

All this provides an outstanding business/ work from home opportunity whilst enjoying luxurious living with all the amenities needed for a modern, convenient lifestyle.

Check out the property video!

Schedule your exclusive viewing today. Contact Tracie on 021 143 7683

More About this Property

Property ID	W7JGFB
Property Type	Lifestyle
House Size	292 m ²
Land Area	3.741 hectare
Including	Ensuite Toilets (2)
Licensed Real Estate Agents (REAA2008)	

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