



## Glenbrook, 300 Glenbrook Beach Road

### Elegant Country Lifestyle with Farmhouse Flair

Elegant Country Lifestyle with Modern Farmhouse Flair

Meaning: A refined lifestyle sanctuary offering timeless elegance, spacious modern living and the charm of rural surroundings

#### SPACE

Privately nestled behind a cherry blossom-lined driveway, this beautifully presented lifestyle property delivers the freedom of rural living with the sophistication of a modern farmhouse. Set on 1.1 hectares of flat, usable land, the home is surrounded by established gardens, fenced paddocks, a flourishing orchard and raised vegetable beds-ideal for families, hobby farmers or those simply seeking space and serenity.

Inside, the home strikes the perfect balance between classic country warmth and contemporary style. At the heart of the layout is a well-appointed kitchen with marble-look engineered stone benchtops, gold tapware, a butler's sink and a walk-in pantry. Karndean



**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.



**For Sale**  
Set Date of Sale

**View**  
By Appointment

**Contact**  
**Darren Brady**  
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darren@ljhsouth.co.nz  
**Marleigh Brady**  
021 170 1951  
marleigh@ljhsouth.co.nz

**LJ Hooker Southern Partners**  
**09 298 4000**

oak-look flooring runs through the living spaces, connecting a bright dining area to a sun-soaked patio-perfect for relaxed entertaining. A separate lounge with a double-sided fireplace offers a cosy retreat, while a covered outdoor entertaining space with heating and café blinds allows for effortless year-round gatherings.

The floorplan is ideal for families or extended households, offering two private master suites-each with a walk-in wardrobe and ensuite-as well as two additional double bedrooms, a stylish family bathroom, a home office and separate laundry. Practical extras include a double internal-access garage, multiple study spaces and a separate 4m x 7m workshop/shed. This is a home designed to work with your lifestyle, not against it.

## FEATURES

- House size: 328m<sup>2</sup> (approx.)
- Land area: 1.1 hectares (approx.)
- Two master suites, both with walk-in robes and ensuites
- Two additional double bedrooms with built-in wardrobes
- Three modern bathrooms
- Kitchen with marble-look engineered stone benchtops, gold tapware and walk-in pantry
- Karndean oak-look flooring throughout living areas
- Two living areas with a central double-sided fireplace
- North-facing patio and covered outdoor entertaining area with café blinds and heating
- Separate laundry with external access
- Double internal-access garage plus off-street parking
- 4m x 7m shed/workshop, fenced paddocks, holding pen and loading ramp
- Raised vegetable gardens and mature orchard

## LOCATION

Set in the scenic Glenbrook countryside, this property offers a peaceful lifestyle just minutes from local schools, shops, beaches and boat ramps. With Waiuku and Pukekohe both within easy reach and commuting options nearby, this location blends space and convenience in all the right ways.

## OPPORTUNITY

For buyers seeking more than just a home-this is a lifestyle upgrade. Offering scale, comfort, and flexible living options, this property is ideal for families, professionals, or those looking to escape the city without leaving convenience behind. Well-positioned in today's market and offering exceptional value, this is one to view without delay. Contact Darren on 021 635 583 or Marleigh on 021 170 1951 today to arrange your private viewing or join us at the next open home.

Set Date of Sale - Thursday 29th May at 4:00pm (1/319 Great South Road, Papakura)



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## More About this Property

<b>Property ID</b>	D7J19
<b>Property Type</b>	House
<b>House Size</b>	328 m2
<b>Land Area</b>	11060 m2

### Darren Brady 021 635 583

Business Owner & Auctioneer | [darren@ljhsouth.co.nz](mailto:darren@ljhsouth.co.nz)

### Marleigh Brady 021 170 1951

Licensed Salesperson | [marleigh@ljhsouth.co.nz](mailto:marleigh@ljhsouth.co.nz)

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