



227 Whangamata Road, Kinloch




Room to Live, Grow & Play

Only 11 minutes from the hustle and bustle of Taupo's town centre, you'll find this peaceful lifestyle property set amongst well-established trees on 10.872 acres (more or less) of freehold land on a relatively flat section.

An easy-access driveway with a circular turnaround welcomes you to the home, making arrivals and departures effortless. The residence features three bedrooms and two bathrooms, including a master ensuite (wet room) which has wheelchair access. The open-plan kitchen, dining and lounge area is kept cosy with a new wood-burning fireplace for the cooler months, complemented by a heat pump for year-round comfort. A second large lounge provides additional living space - perfect for families or those who love to entertain. Wheelchair access to the property and an indoor ramp between both lounge rooms.

There is a double garage plus a carport, ideal for extra vehicles, boats, or toys, along with ample parking for guests.

Located just six minutes from Kinloch village, you're close to the Kinloch Marina for launching the boat and enjoying summer days on the lake. A golf course is nearby, and the local shop offers convenient top-ups if you've forgotten anything from town.

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FOR SALE

\$1,149,000

VIEW

Sun 5th Apr @ 3:00PM - 3:30PM

AGENTS

Gavin Nicholson
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Sharni Nicholson
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AGENCY

LJ Hooker Taupo
09 298 4000

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 **LJ Hooker**

The property includes fenced paddocks - perfect for the horse you've always wanted, or for running a few sheep or beef to keep your homegrown meat supply stocked. You'll also find a fruit orchard and prepared vegetable garden beds ready for your seasonal planting.

Pop along to one of our open homes or call to arrange a private viewing, and start planning the lifestyle you've always wanted
Priced to sell at \$1,149,000
Being sold "as is, where is"

Keeping it 'REAL' in Real Estate!

MORE DETAILS

Property ID 1KJ1C
Property Type Lifestyle
House Size 161 m2
Land Area 4.04 hectare
Licensed Real Estate Agents (REAA2008)

Gavin Nicholson 027 249 8689

Licensed Salesperson | gavin@ljhsouth.co.nz

Sharni Nicholson 0272 555 842

Licensed Salesperson | sharni@ljhsouth.co.nz

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