



**SOLD**



## Masterton, 4 McDonald Way

REFINED CASHMERE CLASSIC - HALF ACRE

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One of the original, prestigious, Cashmere Oaks properties, this elegant home boasts the distinction of having one of the largest land areas of the neighbourhood (recorded as 2565m<sup>2</sup>), showcasing generous sweeping grounds and a decided air of sophistication. In fact, the home pre-dates this exclusive development.

Built in the 80's to exacting specifications, the proud residence is a testament to the architectural excellence of the era, featuring generosity in space for living, storage, entertaining and personal room, with thoughtful design and easy flowing layout. Expansive windows welcome in an abundance of natural light, whilst glossy timberwork features throughout, particularly within the upgraded and stylish Rimu kitchen hub.

Open concept living areas incorporate the well-appointed kitchen, dining, and lounge, enhancing your living and entertaining requirements with seamless exit to sun-swamped, west-orientated decking. From here, you'll relish the attractive wide spaces of your yard as

**For Sale**  
Negotiation

**View**  
[ljhooker.co.nz/YAUGES](http://ljhooker.co.nz/YAUGES)

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**LJ Hooker Masterton**  
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well as glorious vistas out to the Tararua Ranges.

Three bedrooms comfortably cater for family and guests, while an office/study behind the internal access double garaging, provides a private area for work and/or hobbies. The family bathroom includes both bath and shower, with an independent toilet adjacent. A second toilet brings additional convenience to the household.

Outside, the beautifully-edged, landscaped gardens and shrubberies provide gorgeous accents of colour, form, and texture: a backdrop to the serene expanse of lawn, front and back.

And with the lack of covenants on this property, and the home situated toward the rear, perhaps subdivision potential could be investigated for those interested in further development?

This is truly an elegant, classic Lansdowne property with superb features, and we recommend early viewing to secure.

## More About this Property

<b>Property ID</b>	YAUGES
<b>Property Type</b>	House
<b>House Size</b>	205 m <sup>2</sup>
<b>Land Area</b>	2565 m <sup>2</sup>
<b>Including</b>	Deck Workshop

**Licensed Real Estate Agents (REAA2008)**

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