



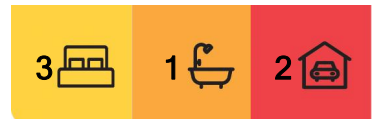
## Masterton, 66 Titoki Street

### HIDDEN TREASURE - LUSH GARDEN OASIS!

Nestled discreetly on the prized Lansdowne Hill, this property is within easy proximity of golf courses, walking trails, dining, schooling, hospital and town... yet retains an 'other-worldly', private serenity. Such a treasure should be secured today.

Meandering pathways weave their way through strategically placed gates, around the house, under canopy, along grassy passages, past lavish beds of colour, texture, form. Scents carry, birdsong fills the air, little nooks for reading appear, and a sense of zen restores your calm. Amidst all this, the home brings further charm.

Reassuringly built in the 1960's, the home exudes a timeless elegance, with high quality upgrades over the years enhancing comfort and ease of living. There is a tranquil ambiance here, accentuated by refined decor; wide windows and outdoor flow showcasing lush garden aspects from every room. The large contemporary kitchen combines with adjacent dining: spacious areas to promote social engaging and personal enjoyment. This



**For Sale**  
Enquiries Over \$565,000

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

**Contact**  
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space and the separate lounge slip easily to the north-facing, tiled and covered terrace... the perfect spot for a morning cuppa or evening vino. The lounge is warmed by both wood burner and heat pump, with additional heat pump in the hallway. There are two large bedrooms - the master with walk-in-robe - while the third bedroom boasts its own access outside, and could be ideal for your office. There is also a separate studio to the rear of the house for further opportunities. The tiled bathroom provides both bath and shower, with toilet and laundry separate. Decking, patios, terracing and grassy picnic scenes offer numerous outdoor living options.

For nearly two decades, one family has relished all that this property offers. From wrought iron front gates to the bricked driveway with inset motif and the abundance of shrubs, flowers, gardens and trees surrounding, this is an enchanting property to step into.

Call Karina to view.

## More About this Property

<b>Property ID</b>	YBEGES
<b>Property Type</b>	House
<b>House Size</b>	120 m2
<b>Land Area</b>	1767 m2
<b>Including</b>	Deck Fully Fenced
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Karina Rosemergy 027 636 4154

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