



## Masterton, 9 Queen Alexandra Street

### ELEVATED LIVING - BLISSFUL VIEWS

Elevate your lifestyle. Elevate your perspective!

Welcome to this immaculate property, presented with utter pride... inside, outside, from top to bottom! It's reassuring to see how cherished and tenderly maintained/upgraded a home can be; how perfect it's been for one family spanning more than two decades (and only one other family, for longer, previously!). And this comfortable, elegant lifestyle is simply enhanced by a vast stretch of scenic views over the township, down the Wairarapa Valley to the mighty Maungaraki Range fading to Gladstone beyond.

A recorded floor area of 220m<sup>2</sup> might hint at all the attributes to be discovered here. The main living spaces reside on the upper level, with open-concept design making the most of that stunning vista. There is a degree of separation, being a second living area off the first, that then proceeds out to decking and expansive grounds.

3

2

1

**For Sale**  
Set Sale

**View**  
[l.jhooker.co.nz/Y8DGES](https://l.jhooker.co.nz/Y8DGES)

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**LJ Hooker Masterton**  
**(06) 378 8666**  
McHattie Realty Ltd MREINZ



The modern kitchen is sleek and functional (but don't lose yourself gazing at the hills!) with a pantry and the perfect sunny spot for brunch. A contemporary family bathroom includes a separate bath, shower, and generous laundry cabinet. There are two lovely double bedrooms on this floor, including the master with adjacent study/nursery/sunroom, complete with private access outside.

Below is a third area/room, entirely separate and modern with ensuite, office space, and sash windows overlooking a pretty garden scene. The garage leads to TWO workshop areas, well-lit and a real temptation to the hobbyist/tinkerer/work from home-er.

Bonuses? Two floor-mounted heatpumps, an inbuilt Metro logburner, good insulation, DVS, re-roofed, upgraded guttering, solar hot water (downstairs shower on gas), a sealed driveway, established gardens, sweeping lawns and woodshed.

A prime Lansdowne locale, an envious 1538m2 section, and just a short drive to Masterton Hospital, Town, Queen Elizabeth Park and Henley Lake. (Or just walk!)

Please, act promptly.

Deadline Sale 2.00pm Thursday 4th July 2024 (unless sold prior)

## More About this Property

<b>Property ID</b>	Y8DGES
<b>Property Type</b>	House
<b>House Size</b>	220 m <sup>2</sup>
<b>Land Area</b>	1538 m <sup>2</sup>
<b>Including</b>	Deck Dishwasher Workshop Solar Panels

**Licensed Real Estate Agents (REAA2008)**

**David McHattie 021 447 041**

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