



## Matamata, 14 James Avenue

Sophisticated Lifestyle - Close to Town

Discover the allure of this lifestyle sanctuary nestled within Furness Estate, boasting a sprawling 5430 m2 (approx.) park-like expanse adorned with majestic mature trees, ensuring utmost privacy from the road. Indulge in the luxury of a five-car garaging, inclusive of a double garage with internal access, complemented by a three-bay shed complete with workshop facilities and power, discreetly positioned at the rear of the property. Ample space awaits the avid gardener, with town water and a Bio cycle septic tank catering to practical needs.

This captivating brick residence spans 294m2 (approx.), showcasing a contemporary kitchen and two spacious living areas, each offering serene vistas of the lush private grounds and seamlessly transitioning to a deck, ideal for alfresco dining and entertaining guests. Boasting four bedrooms, plus an office, and lovely main bathroom, two ensuites, the home epitomises comfort and functionality. Ascend to the expansive guest bedroom upstairs, featuring its own ensuite, offering a retreat-like ambiance. Storage solutions are

4

3

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**For Sale**  
\$1,450,000

**View**  
[l.jhooker.co.nz/KJWHR1](https://l.jhooker.co.nz/KJWHR1)

**Contact**  
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plentiful throughout the home, enhancing its practicality.

Stay cosy year-round with a gas fire and two heat pumps providing efficient heating solutions. Embracing a harmonious fusion of style, space, and low-maintenance living, this property promises a relaxed lifestyle mere minutes from Matamata township and approximately one hour to Tauranga, Rotorua, and Hamilton.

Contact me today to arrange your exclusive viewing and experience the essence of refined living.

## More About this Property

Property ID	KJWHR1
Property Type	House
House Size	294 m²
Land Area	5430 m²
Licensed Real Estate Agents (REAA2008)	

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