



## Matamata, 15 Maple Place

Sun-filled elegance with views

Built in 2014, this beautifully maintained 228sqm (more or less) home offers a thoughtfully designed two-wing floor plan that blends comfort, functionality, and style.

One wing features a formal lounge, two double guest bedrooms, and the main bathroom.

The other hosts the heart of the home, a spacious open-plan kitchen, boasting a large walk-in pantry, dining and family areas. The main bedroom impresses with its generous ensuite, walk-in tiled shower, and picturesque views of the Kaimai range. Featuring also a versatile office or fourth bedroom, a guest toilet, a separate laundry plus double garage with internal access.

Year-round comfort is assured with individual heat pumps in each bedroom and the living areas, while a sunny, well-fenced section ensures privacy and ideal entertaining.

4

2

2

**For Sale**  
Negotiation

**View**  
Sun 31st Aug @ 1:00PM - 1:30PM

**Contact**  
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**LJ Hooker Matamata**  
**07 888 5677**  
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From your private patio or sunlit living spaces, watch the ever-changing landscape - spot Wairere Falls on clear days and enjoy the seasonal changes of the surrounding farmland.

Located on one of Matamata's most sought-after streets, this home is just a short stroll to town and scenic walkways. Immaculately presented with modern fixtures and a welcoming ambience - this is a property that truly feels like home.

Call now to view - homes of this calibre don't last long!

## More About this Property

Property ID	KYPHR1
Property Type	House
House Size	228 m2
Land Area	760 m2
Licensed Real Estate Agents (REAA2008)	

**Julie Dare 027 292 6531**

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