



## Matamata, 16 O'Sullivan Drive

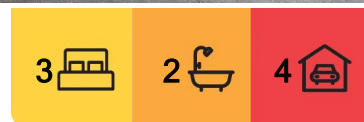
### A Place To Call Home

Built by ZB homes in 2015, this home is well designed and positioned.

An absolute sun trap with multiple outdoor living spaces gives you an option to be in the sun or the shade. Being double glazed and fully insulated with a heat pump and woodburner makes it comfortable and cosy all year round.

Comprising of two wings your guests will be well equipped with two double bedrooms a bathroom and living area. One of the bedrooms opens out to a patio where morning coffee can be enjoyed.

The second living area, dining, kitchen, laundry and main bedroom with ensuite comprise of the second wing, offering a modern well appointed kitchen which includes a scullery and induction cooking. This area also opens out to a north facing patio that's private and secure.



**For Sale**  
\$1,080,000

**View**  
By Appointment

**Contact**  
**Vicki Tyler**  
021 509 876  
Vicki.Tyler@ljhooker.co.nz



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Matamata**  
**07 888 5677**  
Link Realty Ltd



The double internal access garage is carpeted and has an office nook plus there is an extra double garage to the rear of the property that functions as a workshop/man cave or offers more space for that collectible car.

Situated in a very neighbourly subdivision with all established homes around it, this should not be overlooked. Come and see for yourself, this very desirable home starts with great curb side appeal.

Do not hesitate, call me today.

## More About this Property

<b>Property ID</b>	KV5HR1
<b>Property Type</b>	House
<b>House Size</b>	221 m <sup>2</sup>
<b>Land Area</b>	1000 m <sup>2</sup>
<b>Including</b>	Toilets (2)
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Vicki Tyler 021 509 876**

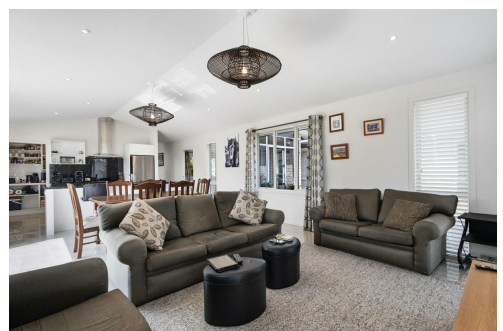
Sales Consultant | Vicki.Tyler@ljhooker.co.nz

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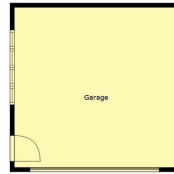
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Measurements Calculated Are Deemed Highly Reliable But Not Guaranteed.



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