

## Matamata, 24a Mangawhero Rd

A rare piece of country in town

Charming family home with parklike grounds. Nestled on a generous 3225sqm (approx.) section, this delightful three bedroom, two bathroom residence offers the perfect blend of comfort and space. The main bathroom has a deep spa bath, perfect for relaxing after a busy day.

Located in the heart of Matamata, this property is ideal for families seeking a peaceful retreat with ample outdoor space. The open-plan layout seamlessly connects the kitchen, dining, lounge and incorporates a well positioned conservatory, creating a warm and inviting atmosphere for family gatherings and entertaining.

Stay cosy year round with two heat pumps and an HRV ventilation system, ensuring a comfortable environment regardless of the season. The property boasts an additional rumpus room which provides the perfect space for kids to play, a home office, or a media room, adding versatility to your living space.



**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.

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**For Sale**  
Please Call

**View**  
[l.jhooker.co.nz/KVBHR1](https://l.jhooker.co.nz/KVBHR1)

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

The expansive, fully fenced grounds provide a safe haven for children and pets to roam freely. Enjoy the northerly aspect that bathes the property in natural light, perfect for outdoor activities and gardening, offering the perfect outdoor oasis.

The double garage with internal access offers convenience and security, while additional off-street parking ensures ample space for visitors. In addition to the home is a clear floor American Barn style shed of 11 x 8 m, ideal for the car enthusiast, tools and equipment.

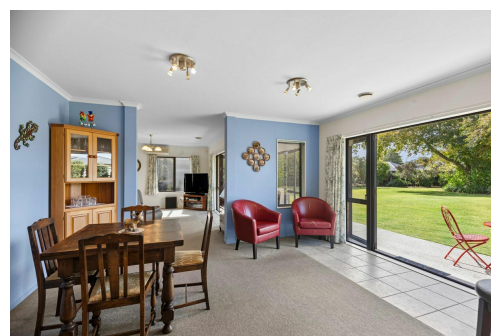
Don't miss this opportunity to own a slice of paradise in Matamata! Contact us today to arrange a viewing and experience all that this wonderful property has to offer.

## More About this Property

<b>Property ID</b>	KVBHR1
<b>Property Type</b>	House
<b>House Size</b>	230 m2
<b>Land Area</b>	3225 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

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Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**24A Mangawhero Road, Matamata**



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