



3 Batham Drive, Matamata




Modern luxury meets effortless family living

This beautifully presented home delivers the perfect balance of contemporary style, comfort and functionality. Built by Generation Homes in 2022, every detail has been thoughtfully designed to create a home that feels both sophisticated and exceptionally welcoming.

Step inside and discover a light-filled interior featuring three generous bedrooms and two beautifully appointed bathrooms, including a well-considered master suite designed as a peaceful retreat. Multiple living spaces provide flexibility for families, entertainers or those simply seeking room to relax, with two living areas offering effortless flow and versatility.

At the heart of the home, the designer kitchen anchors the open-plan living and dining zone, seamlessly connecting to what is truly a standout feature of the property - an exceptional undercover outdoor entertaining area. Perfectly set up for year-round enjoyment, this expansive space creates an extension of the home where family gatherings, summer barbecues and relaxed evenings can all be enjoyed in complete comfort and privacy.

The fully secure section provides peace of mind for children and pets,

3  2  2 

FOR SALE
\$1,010,000

AGENTS

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

Kelly Hudson
021 0247 6869
kelly.hudson@ljhooker.co.nz

AGENCY

LJ Hooker Matamata
07 888 5677
Link Realty Ltd

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**

while the impressive garaging with dedicated workshop space will appeal to those needing extra storage and functionality. Adding even further appeal is the generous off-street parking with ample room to accommodate the campervan, boat or an additional vehicle with ease.

Beautifully maintained and immaculately presented throughout, this near-new residence offers the rare opportunity to secure modern living without the stress of building - all within a quality neighbourhood surrounded by other stylish homes.

A home of this calibre is sure to impress from the moment you arrive.

MORE DETAILS

Property ID M79HR1
Property Type House
House Size 213 m2
Land Area 648 m2
Licensed Real Estate Agents (REAA2008)

Vicki Tyler 021 509 876

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

Kelly Hudson 021 0247 6869

Sales Consultant | kelly.hudson@ljhooker.co.nz

LJ Hooker Matamata 07 888 5677

Link Realty Ltd

62 Arawa Street, MATAMATA NZ 3400

matamata.ljhooker.co.nz | matamata@ljhooker.co.nz

