



64 Burwood Road, Matamata

## Unique gem on Burwood Road

Welcome to this stunning and truly unique property, beautifully positioned in sought-after Burwood Road. Nestled privately on a generous 1,111m<sup>2</sup> (approx.) landscaped section, this home offers both charm and potential in equal measure.

Step inside to discover three good-sized bedrooms plus a handy office area, along with two bathrooms, the main featuring a convenient wet-area shower. The home showcases some lovely character features, and while it would benefit from cosmetic updates, with a little vision it could easily be transformed into something very special.

You'll love the open-plan kitchen, dining, and living areas that flow effortlessly to a large, partially covered deck - the perfect spot to relax or entertain while overlooking your private, picturesque backyard.

Practical features include double glazing throughout, a heat pump, gas fire, and gas hot water for year-round comfort. There's also single garaging with an attached covered carport with auto doors for added convenience.

This property is now ready for its new owner to put their own stamp on it - an incredible opportunity to create your own special piece of

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**FOR SALE**  
Negotiation

### AGENTS

Corina Collins  
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Sam O'Reilly  
0273506557  
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### AGENCY

LJ Hooker Matamata  
07 888 5677  
Link Realty Ltd

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

paradise in a superb Matamata location.

## MORE DETAILS

Property ID M26HR1  
Property Type House  
House Size 160 m2  
Land Area 1111 m2  
Licensed Real Estate Agents (REAA2008)

### Corina Collins 027 286 2588

Sales Consultant | Corina.Collins@ljhooker.co.nz

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### LJ Hooker Matamata 07 888 5677

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Whilst [bwrn.com.au](http://bwrn.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.

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