



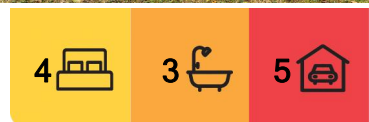
Matamata, 453 Taihoa South Rd

Lifestyle Of Comfort And Convenience

Nestled on a spacious 4,046sqm section (more or less), this beautifully maintained 280sqm Hinuera stone home offers the perfect balance of style, comfort, and functionality. Thoughtfully designed and meticulously presented, this home showcases tasteful decor and quality finishes throughout, making it an ideal choice for families or those who love to entertain.

The property features four generously sized double bedrooms, each designed for comfort and space. The highlight is the upstairs master suite, which boasts an ensuite bathroom and private access to a deck with breathtaking views over the landscaped section and the scenic surroundings beyond. A second ensuite bedroom, originally the master, provides added flexibility-ideal for guests, extended family, or multi-generational living.

The heart of the home is the modern, well-appointed kitchen, fitted with premium chattels and ample storage, making meal preparation a pleasure. The kitchen seamlessly connects



For Sale
Deadline Sale

View
ljhooker.co.nz/KTWHR1

Contact
Margaret Wright
0274 739 516
Margaret.Wright@ljhooker.co.nz



LJ Hooker Matamata
07 888 5677
Link Realty Ltd

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.

to a spacious dining area, which extends effortlessly to the outdoor area.

A cosy yet spacious lounge, complete with a log fire, offers warmth and ambiance during cooler months. This inviting space flows into a bright conservatory, a sun-drenched retreat that enhances the home's indoor-outdoor connection, making it an excellent spot for entertaining or unwinding while enjoying garden views and watching children in the pool.

Adding to the home's many features is a dedicated games room, fully equipped with a slate pool table and bar - perfect for hosting gatherings, family fun, or unwinding after a long day.

The updated main bathroom is designed for relaxation, featuring a shower, a luxurious bathtub, and convenient access to a private sauna, offering the ultimate experience. A separate office space provides a quiet and functional area for remote work, study, or hobbies.

For added convenience, the home includes undercover access to a double garage, which also accommodates the laundry area, maximising space and practicality.

Beyond the home, the expansive grounds offer a range of impressive features. The three bay implement shed provides ample storage for tools, equipment and toys. The well-maintained, fully fenced swimming pool is perfect for summer enjoyment, while the property's own bore water supply ensures self-sufficiency.

The easy-care landscaped gardens enhance the property's overall appeal, providing a peaceful and private setting with plenty of space for outdoor activities, gardening, or simply enjoying the serenity of the surroundings.

With its generous proportions, high-quality finishes, and exceptional indoor-outdoor flow, this stunning home presents an incredible opportunity to enjoy a lifestyle of comfort, convenience, and versatility in a beautiful setting only minutes from town.

Give me a call fore more information or come along to the advertised open homes.

Deadline Sale Date - 3pm, 20th March 2025 (unless sold prior)



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

More About this Property

Property ID	KTWHR1
Property Type	Lifestyle
House Size	280 m2
Land Area	4064 m2
Licensed Real Estate Agents (REAA2008)	

Margaret Wright 0274 739 516

Sales Consultant | Margaret.Wright@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



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