



## Matamata, 595b Tauranga Road

### Harmonious Blend Of Lifestyle

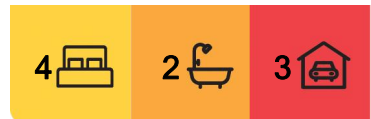
The property's location stands out as a significant advantage, tucked away from the road and free from immediate neighbours. This setup ensures a serene and private atmosphere, making it an ideal retreat. Plus, its proximity to the local town, Matamata just a five-minute drive away, adding tremendous convenience granting easy access to essential amenities such as grocery stores, schools, and medical facilities. Furthermore, less than an hour to Tauranga, Rotorua and Hamilton.

For families with children, the nearby school bus pick-up point near the gate is a blessing, ensuring a safe and hassle-free commute to and from school. Boasting a spacious area of 180m<sup>2</sup> (approx.), the home has undergone a complete renovation, offering a modern and stylish living space. The property's breathtaking views, spanning from lush paddocks to the majestic Kaimai Range, enhances its overall charm.

The well-designed kitchen, complete with a full scullery, caters to cooking enthusiasts,



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**For Sale**  
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**LJ Hooker Matamata**  
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providing ample space for meal preparation and storage. The expansive open-plan living area seamlessly connects to a large deck through ranch slider stacker doors, facilitating seamless indoor-outdoor living and entertainment options.

With three double bedrooms and an office that can serve as a fourth bedroom, the property offers flexibility to meet various family needs. Additionally, the inclusion of a cabin on the property provides extra space for guests or a teenager.

A large games room, equipped with a pool table and bar, along with its own toilet. Ample garaging and a workshop area provide plenty of space for vehicle storage and DIY projects.

With its own bore water supply and room for vegetable gardens, the property enables self-sufficiency, appealing to those who enjoy gardening and sustainable living. Overall, this property presents a dream opportunity for anyone seeking a comfortable, modern, and conveniently located home with ample space and amenities.

Give me a call to view.

## More About this Property

<b>Property ID</b>	KBGHR1
<b>Property Type</b>	Lifestyle
<b>House Size</b>	180 m <sup>2</sup>
<b>Land Area</b>	6308 m <sup>2</sup>

**Licensed Real Estate Agents (REAA2008)**

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