







188 Te Puroa Road, Ngaruawahia

Hilltop Haven with Breathtaking Views

Perched high on the hill and commanding some of the most spectacular panoramic views you'll find, this exceptional 7,846m2 (more or less) lifestyle property offers privacy, versatility, and endless possibilities. From sunrise to sunset, the ever-changing outlook creates a truly magical place to call home.

The beautifully positioned 129m2 (more or less) home has been thoughtfully designed to make the most of its elevated setting. Stretching along the front of the home, the spacious living areas and semi-separate lounge flow effortlessly to wide timber decks where you'll spend countless hours soaking up the sunshine and incredible scenery. A brand-new wood burner provides warmth and ambience through the cooler months, while the dining area sits alongside the kitchen featuring a generous walk-in scullery with room for the laundry, making everyday living both practical and stylish.

The home offers three comfortable bedrooms, with the master enjoying the added luxury of its own ensuite. the family bathroom has a tiled shower and bath. A brand-new roof provides peace of mind for years to come.

3 2 10

FOR SALE
By Negotiation

AGENTS
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AGENCY
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Twin Rivers Real Estate Limited

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

The versatility of this property is where it truly shines. A studio complete with its own facilities provides the perfect space for extended family, teenagers, guests, a home business or additional accommodation. Tucked away on the property is a charming retreat cabin - an idyllic escape for reading, relaxing or creative pursuits. Adding even more flexibility, there is also Grandma's Cabin and a separate Craft Cabin, both available by negotiation should the new owners wish to continue enjoying these unique spaces.
At the foot of the driveway, a substantial shed with a concrete floor, mezzanine and office area, with a large concrete apron is ideal for the home handyman, tradesperson, vehicle storage or workshop, offering all the space you could need. Or the ability to rent it out to supplement your income.

The current owners have lovingly established numerous fruit trees that promise abundant seasonal harvests, while chickens happily roam the property, adding to the country lifestyle. The terraced hillside has been thoughtfully planted with native trees that are already beginning to flourish, creating what will become an easy-care native sanctuary alive with birdsong.

Properties that combine breathtaking views, multiple living options, practical shedding and room to grow are incredibly rare. Whether you're seeking a peaceful family lifestyle, space for extended family, work-from-home opportunities or simply your own slice of paradise, this remarkable hilltop retreat is sure to impress.
Come and experience the view for yourself - it's one you'll never tire of.

Call the Agent Paula today on 027 2274842
LJ Hooker Ngaruawahia
Twin Rivers Real Estate Ltd

MORE DETAILS

Property ID	7U8HFH
Property Type	Lifestyle
House Size	129 m2
Land Area	7846 m2

Licensed Real Estate Agents (REAA2008)











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