



309 Signal Hill Road, Opoho

A Truly Unique Lifestyle on Signal Hill

Nestled in a wonderfully private setting beside the Signal Hill Lookout, this exceptional 3 to 4 bedroom property offers direct access to an adventure playground of mountain bike trails, bush walks, and natural beauty.

Originally built in 2013 and seamlessly extended in 2021, the home blends old and new perfectly. The expansive 121m² deck connects the spaces beautifully, creating effortless indoor-outdoor flow and a superb area for entertaining or relaxing.

Step inside to generous open-plan living areas and a stunning farmhouse-style kitchen featuring a 6-ring gas cooktop with oven beneath. The American "Kitchen Queen" solid steel woodstove in the dining area not only provides cozy winter heating but also offers wetback water heating and an additional cooking option.

There are three double bedrooms plus an office, including a spacious main suite with walk-through wardrobe, ensuite, and French doors opening to the deck.

The home is clad in cedar and Coloursteel with a Coloursteel roof, and features thermally broken double-glazed windows for retaining warmth in Winter.

A short bush walk leads to a separate office with fibre internet and off-

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FOR SALE

Negotiation

AGENTS

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AGENCY

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 **LJ Hooker**

street client parking - perfect for working from home in total privacy. The stunning home plot native bush setting includes around 20 Kauri and abundant birdlife. The other plot is planted mainly in Pine.

Additional features include:

- 7.2 hectares (in two parts divided by Signal Hill Road)
- 4WD access in a circular route around the home
- Established gardens and a large productive glasshouse
- Water storage of 22,000L near the home plus 52,000L in reserve tanks uphill
- " Space allocated for a future 60m² garage

This is a near self-sufficient family home that makes sense - offering the ability to live largely off the land, surrounded by nature, yet only minutes from the City centre, university, schools, and hospital.

A truly exceptional lifestyle opportunity awaits on Signal Hill. Inspection Highly Recommended

MORE DETAILS

Property ID 3QK9GDS
Property Type Lifestyle
Land Area 7.24 hectare
Licensed Real Estate Agents (REAA2008)

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Sizes And Dimensions Are Approximate, Actual May Vary

