



## Queenwood, b/983 River Road

### Absolute River Front

Embrace sophistication and class in this expansive 200m<sup>2</sup> home, masterfully designed with clean exterior lines and innovative materials. This brand-new, modern "lock and leave" residence redefines contemporary living, offering a lifestyle of unparalleled convenience and elegance.

Unwind on your private balcony with breathtaking views of the river and the iconic St. Andrews Golf Course. It's the perfect retreat to relax and rejuvenate after a busy day.

At the core of this exquisite home lies a functional and stylish kitchen. Boasting ample storage, a walk-in pantry, Miele appliances, and stone countertops, this space is designed for culinary delight. Enjoy the seamless flow to two stunning living areas, each with easy access to outdoor spaces.

Ascend the bespoke floating stairwell to discover the luxurious master suite. Enjoy serene



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**For Sale**  
\$1,449,000

**View**  
[ljhooke.co.nz/GGHYU](http://ljhooke.co.nz/GGHYU)

**Contact**  
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**LJ Hooker Hamilton City**  
**(07) 834 1161**  
Specialist Marketing Limited



river views, a tiled ensuite, and a spacious walk-in wardrobe. An additional office space or nursery completes this level, providing versatility to suit your needs.

The lower level features two generous bedrooms, each with built-in wardrobes, sharing a beautifully appointed family bathroom. A separate laundry room and a single garage with internal access add to the convenience and functionality of this exceptional home.

Experience year-round comfort with central heating, and appreciate the added luxuries of tasteful window furnishings, automated blinds, and pre-wired security. This home is the epitome of low-maintenance, convenient living with excellent "lock and leave" potential.

Located just minutes from essential amenities, offering a harmonious blend of modern living and natural beauty. This home invites you to embrace a well-balanced lifestyle in an undeniably exquisite setting.

Don't miss this opportunity to own a high-spec home with every detail thoughtfully considered. Make 983b River Road your new address and elevate your living experience today.

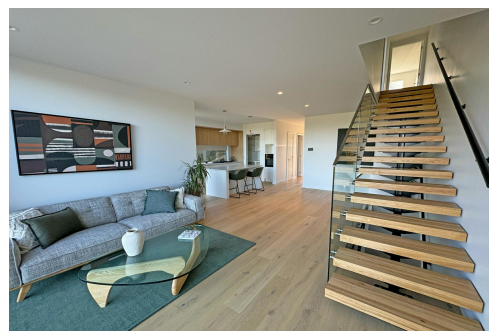
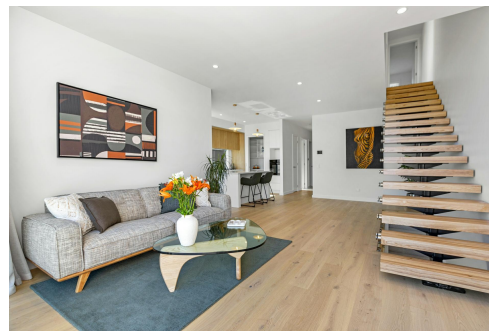
Open Sunday 12:00 - 12:30pm or contact Karl to book an appointment to view.

## More About this Property

Property ID	GGHYU
Property Type	House
Licensed Real Estate Agents (REAA2008)	

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