



426D Rotokauri Road, Rotokauri

## Country Living in the City

ONE OFF OPEN HOME!!

For 34 incredible years, this much-loved one-owner family home has been the heart of countless milestones. Now, as the sellers trade country life for beachside retirement living and a rare opportunity is offered to the next family ready to create their own story.

North facing and set back from the road this impressive 7.1504 hectares (17.67 acres) is zoned as "Future Urban" and offers a spacious residence with extensive outbuildings delivering space, comfort, flexibility and privacy.

- 5 generous bedrooms including master with ensuite
- 2 living areas, perfect for larger families and entertaining
- Spacious kitchen with walk-in pantry
- Free-standing fireplace with wetback plus heat transfer system for cozy, efficient winters
- Triple internal-access garage offering space and security
- Additional garage with bathroom and kitchen - ideal for a range of uses including teenager space or home business
- Implement shed for storage for lifestyle or farming needs
- North facing living with views across Lake Rotokauri
- Large Capacity rainwater tank - a great supply all year round!

5 3 5

### FOR SALE

Negotiation

### VIEW

Sun 1st Feb @ 2:00PM - 2:30PM

### AGENTS

Aaron Davey  
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### AGENCY

LJ Hooker Hamilton City

Specialist Marketing Limited

- Located in the Hamilton City boundary and zoned "Future Urban";

This property is a must view as there's room for the entire family and then some. The home offers the space to explore living options, hobby farm or business base. Currently incoming generating from stock and hay, investigate other potential income possibilities.

Whether you're after space to raise a family, land for animals, or the freedom to live, work and play in one incredible location on the doorstep of the fastest growing city in New Zealand - this property delivers it all.

Secure your future now!

Call "The Westside Specialist"; today because tomorrow might be too late!

#### MORE DETAILS

Property ID	UWHYU
Property Type	Lifestyle
House Size	326 m2
Land Area	7.1504 hectare
Licensed Real Estate Agents (REAA2008)	



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