

## Te Poi, 208 Livingstone Road

### Lifestyle Haven

Nestled at the conclusion of a tranquil country road and driveway enveloped by a canopy of trees, stands a charming 1950's weatherboard residence on approximately 9980m<sup>2</sup> of gently undulating land. This property is a picture-perfect retreat, boasting attractive gardens and breathtaking vistas encompassing surrounding farmland and the majestic silhouette of the Kaimai Range.

Offering seclusion and tranquillity, this sanctuary beckons with a sense of serene living. The main dwelling comprises three bedrooms, accentuated by an open-plan kitchen and dining area seamlessly flowing into a spacious living room, each adorned with a cosy wood burner, ensuring warmth and ambiance during cooler seasons. Additionally, comfort is assured year-round with the inclusion of a heat pump, HRV and ceiling and underfloor insulation. Recent renovations have seen the roofs of both the house and garage freshly painted, enhancing the property's allure.

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**For Sale**  
\$765,000

**View**  
[l.jhooker.co.nz/JZTHR1](https://l.jhooker.co.nz/JZTHR1)

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Every room within this abode affords captivating rural panoramas, providing a constant connection to the natural splendour that surrounds. Ensuring sustainable water access, an easement on the title guarantees a steady supply. Further enhancing the property's functionality, a sizable double car shed with an attached workshop, complemented by two additional outbuildings and three garden sheds, cater to diverse storage needs.

The covered patio area serves as an idyllic retreat, inviting moments of repose while savouring a cup of tea and revelling in the boundless views stretching as far as the eye can see. This unique offering presents an exceptional opportunity for a discerning buyer to imprint their individual touch upon this haven of tranquillity.

## More About this Property

Property ID	JZTHR1
Property Type	Lifestyle
House Size	140 m <sup>2</sup>
Land Area	9980 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

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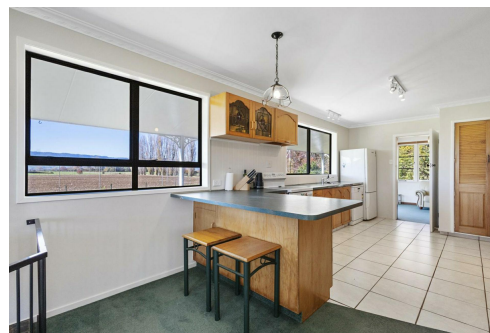
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