



## Warkworth, 98 Perry Road

### Simply Captivating

A very pretty home in a delightful setting, 7.723Ha (nearly 20 acres) well-landscaped gardens, excellent flat to rolling land, well drained and contoured, a long river boundary. The home has a living room with snug, open plan kitchen dining, a large rumpus/family room, spacious office, three double bedrooms, two bathrooms plus guest toilet, large laundry, a dog room with adjacent run.

A cowshed was converted to a large workshop, storage and two loose boxes. There is a woolshed with workshop and vehicle storage underneath, sheep yards and loading ramp. Well located near the end of a quiet country road, very private, close to Warkworth with its many attractions and yet well within commuting distance to Auckland CBD and the North Shore.

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#### For Sale

Asking Price \$1,800,000 plus GST

#### View

By Appointment

#### Contact

**Jennie Georgetti**

021 389 236

jennie.georgetti@ljhooker.co.nz



# More About this Property

Property ID	FC7HAY
Property Type	Lifestyle
House Size	203 m²
Land Area	7.723 hectare
Including	Toilets (3)
Licensed Real Estate Agents (REAA2008)	

Jennie Georgetti 021 389 236  
Licensed Agent (REAA 2008) | jennie.georgetti@ljhooker.co.nz

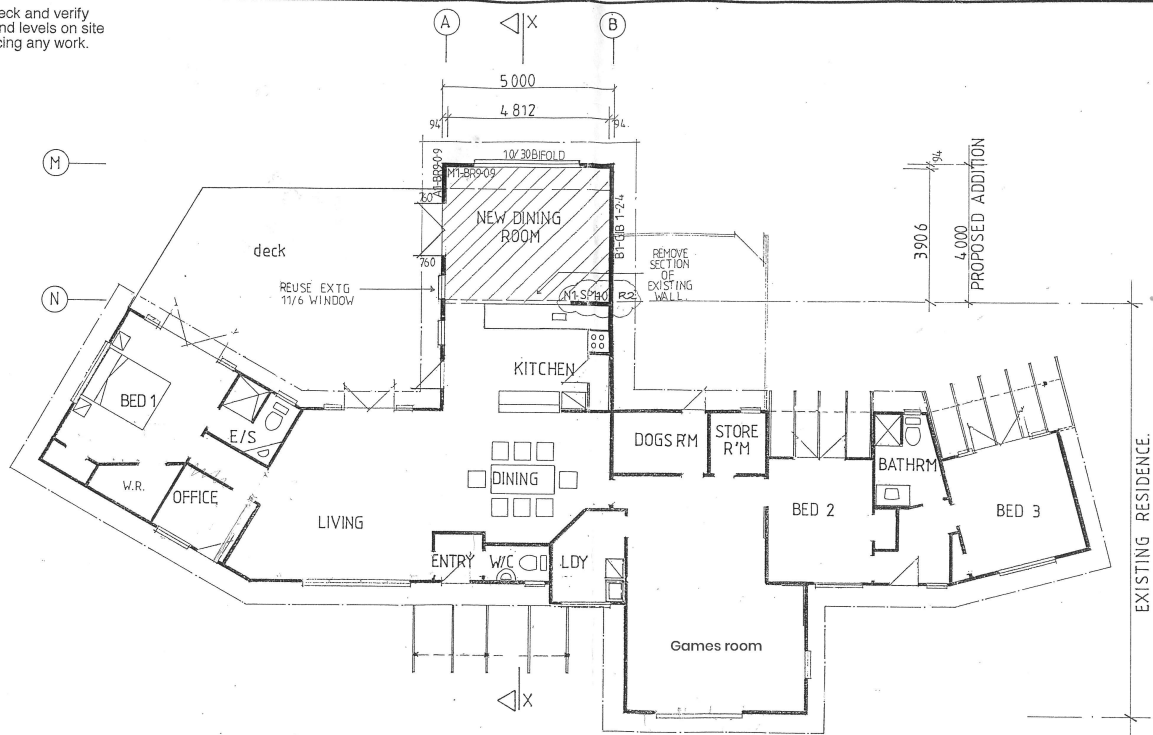
LJ Hooker Warkworth (09) 425 8589  
Tulp & Co Limited  
20 Queen Street, WARKWORTH NZ  
warkworth.ljhooker.co.nz | tulpandco@ljhooker.co.nz



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LJ Hooker Warkworth  
(09) 425 8589  
Tulp & Co Limited

Contractor to check and verify all dimensions and levels on site before commencing any work.



**FLOOR PLAN 1:100**

Addition Floor area : 20 sq. m.

All construction to comply with NZS 3604 and the New Zealand Building Code

**B.K. DESIGN**  
Architectural Designers  
16a Percy Street, Warkworth.  
ph/fax (09) 425 7695

Project  
Client

**Proposed Additions at Perry Road.**  
**B. & R. Larsen.**

Date <b>sept 00</b>		Client No <b>BK1162</b>	
Drawn <b>C.B.B.</b>			
Scale <b>1:100</b>			
R2 FEB 01 BRACING (H1)		Check	
No	Date	Revision Description	By
			Appr

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