



69 Bowman Road, Whatawhata

## Vacant and Immediate Possession

Imagine a lifestyle where you can breathe easy, play hard, and soak in stunning sunsets - all just minutes from Hamilton's hub.

This stunning 10-acre property ticks all the boxes:  
3 minutes to Hamilton - perfect for city working with a rural vibe  
Panoramic views to the ranges, wind farm, and epic sunsets  
Private retreat with pond, orchard, and space to roam  
Unique, family-built home no cookie-cutter design here  
Large shed for toys, boat, and projects - DIY heaven!

With an empty nest, the sellers have already downsized - meaning vacant and immediate possession is available.

A full information pack is available including a LIM report and independent builder's report so buying is easy

4 🚗 2 🚿 4 🚗

**FOR SALE**  
\$1,449,000

### AGENTS

Aaron Davey  
027 252 0077  
aaron.davey@ljhooker.co.nz

### AGENCY

LJ Hooker Hamilton City

Specialist Marketing Limited

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID Y1HYU  
Property Type Lifestyle  
Land Area 3.948 hectare  
Licensed Real Estate Agents (REAA2008)

### Aaron Davey 027 252 0077

Principal / Managing Director / Salesperson |  
aaron.davey@ljhooker.co.nz

### LJ Hooker Hamilton City

Specialist Marketing Limited  
11B Somerset Street, HAMILTON NZ 3289  
hamiltoncity.ljhooker.co.nz | hamiltoncity@ljhooker.co.nz



All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.