



61 Walton Road, Matamata

## Make "Living the Dream" a reality

Nestled halfway between Matamata and Morrinsville, this half-hectare lifestyle property offers a captivating blend of charm and functionality. The renovated three-bedroom cottage style home has been professionally and lovingly modernised while taking care to preserve its rich heritage. Blending original features with modern products is a skill that has been perfectly demonstrated here with the inclusion of a brand-new kitchen, bathroom, and laundry, along with new carpets and hard flooring.

Relax in the lounge, staring past the French doors into the distance at the Kaimai Range while the kids burn off energy outside, before enjoying a BBQ on the wrap-around deck. This home provides an idyllic retreat for those with an extended family through to the individual looking to escape.

Yet another major draw card comes in the form of a large 18mtr x 9mtr modern, steel frame, free span shed, equipped three-phase power and concrete floor. Currently used as a cabinet makers workshop, providing an ideal space for another tradesperson or hobbyist alike.



LAND 5,308 m2

**FOR SALE**  
Negotiation

### AGENTS

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Believe it or not, this block still has more to give with mains gas, ample parking, its river boundary and attractive pastoral area catering for at least two beefies. And there's still an extra surprise - an additional on-site feature that adds even more flexibility and appeal. Make sure you ask about the hidden bonus when you view.

Packages this good are few and far between. Competitively priced to sell, so be quick.

## MORE DETAILS

Property ID                    M2RHR1  
Property Type                Lifestyle  
Land Area                    5308 m2  
Licensed Real Estate Agents (REAA2008)

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