



## Warkworth, 98 Perry Rd

### 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.

For sale by Negotiation



LAND 7.72 ha

#### For Sale

\$1,800,000

#### Contact

**Jennie Georgetti**

021 389 236

jennie.georgetti@ljhooker.co.nz



**Disclaimer:** 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 Warkworth**

**(09) 425 8589**

Tulp & Co Limited



## More About this Property

Property ID	EQKHAY
Property Type	Grazing
Land Area	7.723 ha
Including	Toilets (3)
Licensed Real Estate Agents (REAA2008)	

**Jennie Georgetti 021 389 236**

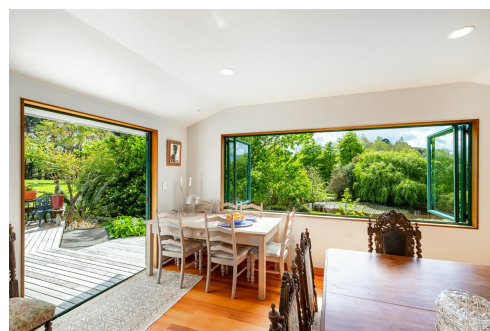
Licensed Agent (REAA 2008) | [jennie.georgetti@ljhooker.co.nz](mailto:jennie.georgetti@ljhooker.co.nz)

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Tulp & Co Limited

20 Queen Street, WARKWORTH NZ

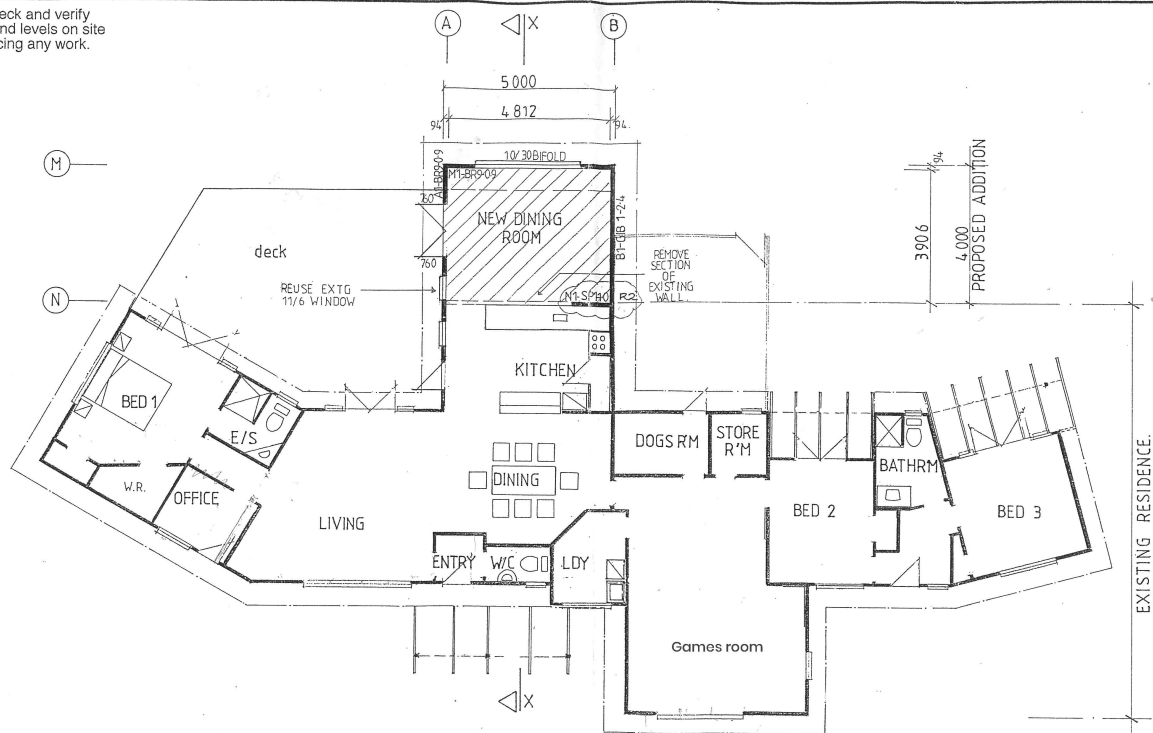
[warkworth.ljhooker.co.nz](mailto:warkworth.ljhooker.co.nz) | [tulpandco@ljhooker.co.nz](mailto:tulpandco@ljhooker.co.nz)



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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	sept 00	Client No  <b>BK1162</b>	
				Drawn	C.B.B.		
				Scale	1:100		
R2	FEB 01	BRACING (HI)	CB	Check			
No	Date	Revision Detail	By	Appd		Sheet 2 of 4	R2