



78 James Avenue Matamata

Location, Quality and Space

This home offers endless possibilities for flexible family living e.g. elderly parents, teenager or extra income source. Come and explore this interesting floor plan that offers great family living with the benefit of an additional self-contained sleep out & large implement shed with workshop & storage for the ride on mower.

Set back off the road on a 4700m² of land, substantial 2 year old Hinuera Stone & cedar home with generous proportions throughout. Open plan layout, designer kitchen with Silestone bench tops.

Large lounge and dining area flows seamlessly to a large Portico with native planting providing privacy for the entertainers dream with large built in BBQ. 3 double bedrooms, 2 with ensuites with the main bedroom room benefiting from dressing room/ wardrobe. The 2 north facing bedrooms open through ranch sliders giving access to outside. There is a powder room and internal store room plus a lot more extras that come with this home.

Secure gated entrance sets the mood of this beautiful property where there is



FOR SALE

Sold

VIEW

matamata.ljhooker.co.nz/F9CHR1

CONTACT

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LJ HOOKER MATAMATA

07 888 5677

plenty of space for extra parking, children & pets to play endlessly, even plenty of room for a swimming pool.(with council consent)

Perfectly positioned in this prestigious Furness Estate subdivision, close proximity & convenient to the centre of town plus local amenities add to the unique appeal of this rural residential property.

Deadline Sale (unless sold prior) 18th March 2019 Closing 4:00pm.

More About this Property

PROPERTY ID	F9CHR1
PROPERTY TYPE	Residential
LAND AREA	4,700 m ²
HOUSE SIZE	250.00 m ²
INCLUDING	Toilets (3)

Licensed Real Estate Agents (REAA2008)



LJ Hooker Matamata - Link Realty Ltd

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