



# FOR SALE

## DREAM LIFESTYLE & SENSATIONAL VIEWS

If you are searching for a country lifestyle with amazing views in a convenient central location then you have found it here. A tree-lined driveway leads you to your private sanctuary, on just under 3 acres of land sitting in an elevated position on Mt Ngongotaha. Majestic views over the lake, rolling hills, the city and beyond – watch the sun rise in the morning, sparkling city lights at night, and stunning panoramic views all day long, surrounded by nature and birdsong.

Architecturally designed this spacious four bedroom home retains its special character features including high stud ceilings with exposed solid timber beams. Tastefully updated with a modern kitchen and bathrooms with great living spaces to suit modern family life and entertaining. A large lounge with wood burner leads to a covered deck and huge front lawn, one of the multiple outdoor areas ideal for entertaining or relaxing, and enjoying the amazing views. The living spaces are generous, the large modern open plan kitchen/dining area provides great indoor/outdoor flow to two separate outdoor spaces, plus an additional living area. Also on the main level is a stylish renovated bathroom with standalone bath and large shower, separate toilet and laundry.

A staircase leads downstairs to four bedrooms with lovely lake, rural and city views, including master with en-suite and walk-in robe and entrance hallway with alcove ideal as a study/reading nook. There is even more on offer, with a large double internal access garage/workshop with adjoining room which could be a home gym/hobby room, plenty of off-street parking for guests and a large (approx.60m<sup>2</sup>), separate garage/shed as well for all of your toys.

This special property provides the best of both worlds being in a country setting and close to the city centre and all that Rotorua offers is on your doorstep and multiple possibilities. A truly special place to call home and start your lifestyle dream. Secure your own piece of paradise and call Debbie to arrange a private viewing on 021 810011

Click here for video viewing :

<http://www.youtube.com/watch?v=GvBfauvjwDg>

4 BED | 1 BATH | 2 CAR

### PRICE:

Asking price \$1,150,000

### OPEN FOR INSPECTION:

N/A



**Debbie Harrod**

**021810011**

[debbie@norrish.co.nz](mailto:debbie@norrish.co.nz)