

**303 PARALLEL ROAD,
CAMBRIDGE, WAIPA, WAIKATO**



FOR SALE

AN OPPORTUNITY NOT TO BE MISSED

Deadline sale 18th June 2025 unless sold prior.

If location, size, and privacy are important to you, and you are looking for a property that will appeal to the whole family, then look no further than this stunning established lifestyle opportunity. Situated in a prime location, just 10 km from the thriving town of Cambridge.

The picture-perfect tree line driveway leads you to the ultimate family home perfectly positioned to maximize the sun and the captivating setting. The home offers 5 bedrooms the master bedroom with ensuite. The open plan living, kitchen and dining areas seamlessly connect, providing an inviting atmosphere for relaxation and entertainment. Added to this you have a formal lounge area along with a separate room to house the pool table, there's plenty of room for everyone. If working from home is something you do, then you have a generous sized light filled office.

Step outside to the alfresco space and savour the tranquillity of rural views in complete privacy. Enjoy, meals with friends over the summer months, while watching your family and friends play tennis or swimming in the pool, all this is set in an established sun filled garden. There's generous parking for guests along with 3 car internal garaging. Everything has been thought of as this lifestyle property has been well set up.

You really will find something for everyone on this well maintained 2.3270 ha (that's, nearly 6 acres in old school measurements). With well fenced paddocks, new stock yards for easy handling of a beefy or two along with a generous sized all-weather arena surface 50 x 75. With 4 covered yards and a character filled tack room you can move the horses straight in. The barn is suitable for storage and has extra height to one area of the roof, which may be suitable for storage of your boat, motorhome, or other toys. The barn also has power and water to it which is always an advantage.

This property is plus GST if any.

Let me help you with marketing your home to make this move possible, free appraisals and a low Commission rate of 2% plus GST.

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PRICE:
Price by Negotiation



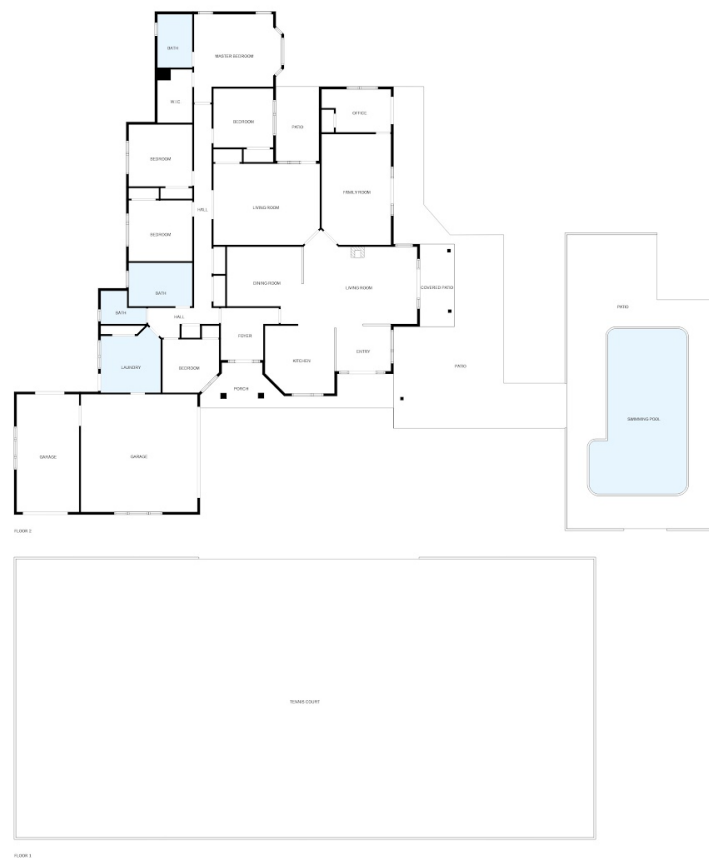
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MEASUREMENTS ARE ESTIMATES ONLY. NOT EXACT. ONLY FOR VISUAL REPRESENTATION.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.