



FOR SALE

"IT'S A LITTLE BIT COUNTRY"

Welcome to 44 Maramara Road, 3.5kms from Thames town. It is a pleasure to present this charming, renovated three bedroom, one bathroom home with a perfect blend of modern comfort and peaceful country living.

The property offers a sprawling 2563m² of mature trees, massive lawn and established gardens. There is plenty of space for parking for all the toys and outdoor activities including access across the road to the Kauaeranga River for water sports and swimming.

The open plan layout of the home allows for easy flow and a seamless connection to the fabulous outdoor decks where bbq's and entertaining are already setup under an archgola. The wrap around deck offers breathtaking views of across town to the surrounding hills, valley, river, firth and much more, a never ending kaleidoscope of your own beautiful scenery. Enjoy a cup of coffee or a glass of wine on the deck, while listening to the birds chirping and taking in the peaceful surroundings.

The open plan living is spacious with a well equipped galley kitchen with modern appliances, including a dishwasher, and a large walk in storage room with laundry. Plenty of benchspace with a large island bench fit for many to move around the open plan space. The three bedrooms are generously sized and all have built-in double wardrobes, with a modern and stylish family bathroom.

The best feature of this home, every double glazed window has a view!

Working from home will be a breeze with broadband internet available and plenty of options to create a home office, hobby room, gym, workshop or rumpus in the large basement space. There is a single basement garage which could be extended to end on end garaging if necessary. Tonnes of storage (standing room) under the house for tools, bikes, kayaks or whatever you like.

Located so close to Thames town, you will enjoy a peaceful and laid-back lifestyle while still being within easy reach of all the amenities you could need. From local shops and restaurants to schools and parks, everything is just a short drive away.

Don't miss the chance to make this your first dream home, a peaceful weekend retreat or a place

3 BED | 1 BATH | 1 CAR

PRICE:

Enquiries Over \$750,000

OPEN FOR INSPECTION:

N/A



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