




4 CANNELL FARM DRIVE,
TE PUKE, WESTERN BAY OF PLENTY, BAY OF

YOUR PROPERTY **HQ**



FOR SALE

EXCEPTIONAL LANDHOLDING WITH SCOPE TO DEVELOP

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This large residential zoned property presents a range of options for developers, land bankers, investors or extended families. Having formerly acquired a Resource Consent to subdivide the 1.7463-hectare (MOL) block into five 550 – 660 sqm sites plus the balance of the main block, there's existing opportunity to take the baton and press ahead with completion of the original project. Comprising of an A frame homestead and two ancillary dwellings, the potential for further income streams in the short term may be the ideal set up for an extended family looking for extra accommodations.

The distinctive primary residence is a three storey 300 sqm (approx.) home boasting a handsome timber lined interior with core first floor living areas flowing through ranch slider to a large wraparound deck. In the planned subdivision this would occupy the largest block and incorporate the two additional buildings – a sleep out cabin and a very tidy one-bedroom cottage. The five-bedroom chalet-style home has an impressive linear profile with the roofline designed for winter warmth and defining the lofty exposed truss raked ceilings and archetypal sloping walls on upper floors. With spacious kitchen and bathrooms, a spacious master suite and internal access double garage, the homestead is an ideal layout for a big household of busy people. Masses of storage with ample parking for boats, campervans, and visitor's vehicles.

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