



FOR SALE

DELIGHTFUL OUTLOOK ON HILTON ROAD

****OPEN HOME SUNDAY 2pm - 2.30pm****

Welcome to 38 Hilton Road, a beautifully presented home where character and charm meet modern comfort. Offering delightful, private outlooks from every room, this is a property you will fall in love with.

The interior has been thoughtfully styled, creating an immediate sense of home. A soft, neutral palette and clever design choices enhance the connection with nature, windows invite fresh air and sun-drenched light throughout.

The heart of the home is the combined country-style kitchen and dining area—a fantastic space for sharing meals and creating memories. This area is built for entertaining, with dual French doors that seamlessly spill out onto both the front patio and a spacious rear outdoor dining and BBQ area. Year-round comfort is assured thanks to a heat pump/air conditioning unit.

The spacious main lounge is the perfect retreat, with a cozy wood burner (with a wetback) for those cooler evenings. Large French doors here also open to a covered patio, truly blurring the line between indoor and outdoor living. Continuing on the lower level, you'll find ample storage options, a convenient separate toilet, and a dedicated laundry room.

Upstairs, you'll find three generously sized, bright, and airy bedrooms. A calming, neutral color palette ensures a restful atmosphere throughout. The two front bedrooms offer gorgeous, uninterrupted views of the Redwood forest and the adjacent Selwyn Road Reserve. A modern family bathroom, complete with a shower, bath, and toilet, services this level.

Outside, the fully fenced section is an absolute haven. It boasts two covered outdoor spaces on opposing sides of the home—perfect for alfresco dining or relaxed gatherings, regardless of the sun's position. The manicured lawn is ideal for children's play, while established trees and hedges provide exceptional privacy, cooling shade, and natural character.

The location is, quite simply, superb. Hilton Road is renowned as one of Lynmore's most desirable, safe, and welcoming streets. Your lifestyle benefits are immense: you are literally across the road from Selwyn Road Reserve (with tennis courts and a playground), and just an easy stroll to Lynmore Primary School, the local dairy, and, most importantly, the world-famous Redwood Forest. The towering trees of the Whakarewarewa Forest are visible right from your

3 BED | 1 BATH | 1 CAR

PRICE:
Enquiries Over \$899,000

OPEN FOR INSPECTION:
N/A



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