



**SOLD**

## MATAMATA BANKS ROAD LIFESTYLE - 3BR ON 1305SQM

Nestled on Banks Road in Matamata's thriving farming community, this charming 3-bedroom lifestyle property offers the perfect blend of rural tranquility and modern convenience on a generous 1,305 square meter fully fenced section.

Step inside to discover beautiful floorboards flowing throughout the 117 square meter home, creating a warm and inviting atmosphere. The cozy wood burner fireplace serves as the heart of the open plan living space, while three well-proportioned bedrooms and single bathroom with separate toilet provide comfortable accommodation. A convenient carport completes the practical layout.

The outdoor space truly shines with its expansive fully fenced grounds offering endless possibilities for gardening, pets, or simply enjoying the rural outlook. The garden shed provides valuable storage solutions for tools and equipment.

- Good educational facilities including Matamata College and several primary schools
- Convenient State Highway 27 access for easy commuting to Hamilton or Tauranga
- Close proximity to the scenic Kaimai Ranges for outdoor enthusiasts
- Strong community spirit with local sports clubs and recreational activities

The location offers the best of rural living with extensive view of Kaimanawa range. Matamata's growing population of 9,132 residents ensures good local services and amenities, while highway access makes this an ideal base for those who appreciate country living without sacrificing accessibility.

Town supply. MP council Rates \$3927.66, WRC rates \$403.79

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$650,000

**OPEN FOR INSPECTION:**  
N/A



**Carolyn Melville**  
**0272266549**  
carolyn.melville@realty.co.nz  
[www.atrealty.co.nz](http://www.atrealty.co.nz)