

REMARKABLE HOUSE FOR SALE

180 Whitmore Road, Matakana.



House and 13.2 acre (5.3 hectare)

Negotiating Range: NZ\$2.7m to NZ\$3.2m

- House designed by Simon Carnachan of Fairhead, Sang and Carnachan 1986/87 and covers 520sq m over 2 levels
- Excellent condition
- 4 large bedrooms, main with ensuite, 2nd with semi ensuite. 3rd bathroom downstairs.
- Main bathroom with bath and separate shower, 2nd and 3rd bathroom with shower only.
- All bedrooms opening out on to decks on upper level.
- Open plan kitchen, dining, family room with fireplace.
- Formal lounge with fireplace
- Formal dining room (furnished with mahogany sideboard and 12 seater table (optional to purchase)
- Office/Study
- Laundry
- All rooms opening onto downstairs decking running around the house.
- Swimming pool with salt chlorinator and pool cleaner.
- Double garaging with electric doors.
- Dry under house area suitable for storage
- Firewood ready cut
- Well tended flower gardens, hedging and lily pond with fountain (and goldfish)
- 2 large water tanks and fully functional bore.
- Header tank providing excellent water pressure.



There is also an opportunity to sub-divide the property creating a separate stand alone property [of approximately 2 hectares] with a building platform which will not be visible from the main house.

Matakana is a wine producing area and is near the town of Warkworth which is on State Highway 1 about an hour's drive north of Auckland. The Northern Motorway is currently being extended and will finish just shy of Warkworth thus cutting the journey time to the city!

If you input the above address into Google Earth you will get a great picture of the area!

For more details please come back to BritsNZ initially using the e-mail address of info@britsnz.co.nz and quoting "Matakana House Sale" as the subject heading.