



257 Metcalfe Road, **Matakohe**

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Waterfront Paradise on the Kaipara

If you've been looking for your own private waterfront paradise with plenty of appeal, this is a "must see". Enjoy living here in a solid and generously sized, well presented home. All situated on 10 acres of park-like grounds, north-facing aspect and water access. Admire absolutely outstanding views to the water and native bush beyond.

Cleverly designed for warmth, light and spaciousness, further complimented with inter-connection through to two bays of a large round barn, makes up around 490 sqm of living space. You are spoilt for choice of heating the hot water from solar, wetback, or electric. Heat invertors to both floors, lounge log burner fire place, and the Woodburner with oven in the scullery. The triple bay garaging has internal access and is a great restoration and workshop area with over a 5 m Apex. There is also a single basement drive-thru garage with same sized cavity next to it for extra storage or would make a great wine cellar. Total garaging approx 128 sqm.

A stroll through the grounds will have you passing through clean open spaces, flanked with colourful exotic trees, olive grove, orchards, grape vine, passion fruit, ponds, mature native trees and stands of native bush with seasonal stream. The views out to the water with native bush beyond are exceptional! Exploring the house, ground floor has a combined kitchen/dining area, scullery/pantry/laundry, double bedroom with wet floor ensuite suitable for wheel chair access, massive open plan lounge/living area with staircase. Arrive on the top floor, you will find partitioning for two large bedrooms and office, access to balcony, another bathroom semi-ensuite, walk-thru wardrobe, hobby room, plus a further large double bedroom with the arched ceiling. Second set of stairs has a handy stair lift. Separate guest toilet plus a third shower conveniently on the ground floor too.

This property has been developed over 20 years by its owners from to their choice of a place to live in a spacious country house, sheltered with all day sun, upper Kaipara views and easy contour. Time is now catching up with them and the reluctant sale is an opportunity for country home buyers to pursue their own interests, from horses to grapes, bees to apples, bananas to olives.

This property will appeal to many and all will enjoy the closeness to the water, the delight of the bird life, the change with the seasons, sun, moon and tides.

RV \$980,000. Genuine buyers, please call Rhoda Morrison on 0274 800 691 or email rhoda@fnkaipara.co.nz

 4.16 ha

\$995,000

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