



**MATAKANA** | 48 UPPER WHANGATEAU ROAD

PROUDLY MARKETED BY:

LINDA SMITH 021 470 175 & ROB MATULICH 021 634 059



**LINDA SMITH 021 470 175**

LindaSmith@premium.co.nz

OFFICE | 09 422 9280



**ROB MATULICH 021 634 059**

RobMatulich@premium.co.nz

OFFICE | 09 422 9280

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**Please note:** This property may sell at any time. If you have an interest in this property it is important to register so with the agent concerned, so as to avoid missing out on the opportunity to purchase.

## Built to Impress

Calling all lifestylers - your dream property has just become reality.

Recently completed to a high standard, this stunning architecturally designed residence combines modern comforts with timeless style in a peaceful, private setting.

Set on a gently contoured 8,108sqm site (approx.) with breathtaking views to Mt Tamahunga, the 272sqm (approx.) home features four spacious bedrooms, two beautifully appointed bathrooms, and expansive living areas that flow seamlessly to the outdoors. Entertain in style beneath soaring raked ceilings and a large undercover deck or unwind by the open fire on cooler evenings. Ducted air conditioning and heating ensure year-round comfort.

A large double outdoor area enhances the lifestyle appeal, while the oversized garage provides ample space for vehicles, storage, or workshop needs. Wide hallways and generous proportions throughout offer a sense of ease and understated grandeur.

Move in and enjoy the benefits of a brand new build with all the hard work done. The land is landscape ready - a blank canvas awaiting your vision. Whether you dream of gardens, orchards, or paddocks, the potential here is limitless.

Just seven minutes from Matakana and in zone for Matakana School, this solidly built home showcases high-end materials throughout - including Calacatta marble, wide oak flooring, and premium fixtures and fittings, just to name a few - all crafted with enduring quality in mind.

With designer flair, quality craftsmanship, and complete privacy, this is a rare offering that invites you to put down roots and create the lifestyle you've been waiting for.

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**PRICE | AS ADVERTISED**

**Title:** Freehold Lot 2, DP 499418, 741113

**Land Area:** 8,108 sqm (more or less)

**Floor Area:** 272 sqm (approx)

**Accommodation:** 4 bedrooms, 2 bathrooms, open plan living, 2 car garage

**Chattels:** Fixed Floor Coverings, Light Fittings, Smoke Detectors, Dishwasher, Rangehood, Stove, Waste Disposal Unit, Bathroom Extractor Fan, Heated Towel Rails, Garage Door Opener Remote

