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PREMIUM REAL ESTATE LTD MREINZ LICENSED REAA 2008

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**PREMIUM**  
MATAKANA 09 422 9280 | FINE PROPERTIES

**MATAKANA** | 241 SHARP ROAD  
PROUDLY MARKETING BY: LINDA SMITH 021 470 175  
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**MATAKANA | 241 SHARP ROAD**  
**A Touch Of Mediterranean In Matakana**



Escape to the perfect blend of French elegance and coastal charm at 241 Sharp Road, Matakana. Nestled on a sprawling 1-hectare (approx) parcel of prime real estate, this property offers an eclectic tableau of French Bordeaux seamlessly merging with the tranquility of Matakana's Sandspit Harbour.

The grand five-bedroom main house exudes a relaxed rustic aesthetic, showcasing quaint slurry-wash over solid block construction for remarkably low maintenance. A fully independent barn adds to the allure, providing an ideal retreat for extended family and friends.

Step into the heart of this enchanting residence, where a French-style country kitchen with marble tops awaits. Multiple communal areas with high-studs and exposed beams seamlessly connect to a central courtyard and covered portico, creating the perfect setting for alfresco wining and dining.

As you explore the property, an in-ground pool beckons, offering an oasis to stay cool during the summer months. Elevated balconies provide panoramic views of sparkling blue water and sailboats, enhancing the picturesque ambiance.

Immerse yourself in the peace and privacy of this incredible coastal community, where pristine beaches, renowned wineries, scenic trails, and a bustling farmer's market are all within a convenient 10 kilometer (approx) radius.

**PRICE | \$4,895,000**  
**PREMIUM.CO.NZ/90192**

<b>Title:</b>	Fee Simple. Lot 1 Deposited Plan 374865 Certificate of Title 301681
<b>Land Area:</b>	1.0136 hectare (more or less)
<b>Floor Area:</b>	545 sqm (approx)
<b>Accommodation:</b>	5 bedrooms plus study, rumpus, sunroom, 3 bathrooms, multiple living areas, 3 car garage
<b>Chattels:</b>	Fixed floor coverings, light fittings, blinds, drapes, curtains, burglar alarm, smoke alarm, dishwasher, rangehood, stove, bathroom extractor fans, heated towel rails, heat pump, pool accessories, outdoor shower, built in BBQ, garage door opener, intercom, clothesline