



Area: 2.09ha

## 144 Maungatawhiri Road Raglan

**PRICE REDUCED - MOTIVATED TO SELL**

Welcome to 144 Maungatawhiri Road. This Raglan lifestyle property of 5 acres enjoys great views out to Mount Karioi and the Tasman sea on the horizon. The quality mid-2000's built 3 level home features 4 bedrooms, 4 bathrooms, a well appointed designer kitchen with walk-in scullery, a large ensuite and walk-in wardrobe in the master bedroom, a very convenient walk-in linen storage room, heat pumps on all 3 levels and a spa pool room. Underfloor heating is supplied to all 4 bathrooms and the kitchen as well as the spa pool room which could be an office if required. Ranchsliders in the living area open out to a good sized deck for entertaining while taking in the awesome views. Adjacent to the dwelling lies a separate double garage with an attached self contained unit to provide for guests staying over, perhaps a home office or holiday

**FOR SALE**

Sold

**VIEW**

[raglan.ljhooker.co.nz/228HFG](http://raglan.ljhooker.co.nz/228HFG)

**CONTACT**

**Kyle Leuthart** 021 903 309

**LJ HOOKER RAGLAN**

(07) 825 7170

accommodation. There is an internal access double garage in the main dwelling in addition to a standalone workshop currently used for a home business. The land offers plenty of room for some stock or a horse or 2 with 11 subdivided paddocks. With the big views and privacy this property seems like it's miles away from anywhere, but it's located only 5 minutes drive to the bustling cafes and amenities of Raglan's seaside township. Call Kyle for more information today.

Rating Valuations: \$1,170,000

Land Value: \$640,000

Improv Value: \$530,000

Valuation Date: 01-Jul-2018

WDC Rates: \$2817.88 (incl gst)

WRC Rates: \$ 653.09 (incl gst)

Legal Description: LOT 1 DPS 92321 BLK VI KARIOI SD

Title: SA73A/366 (Freehold)

Land size: 2.0946ha

## More About this Property

**PROPERTY ID** 228HFG

**PROPERTY TYPE** Rural

**AGRICULTURAL TYPES** Other

**AREA** 2.09 ha

Licensed Real Estate Agents (REAA2008)



## LJ Hooker Raglan - George Boyes & Co Ltd

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