



Bedrooms:4

Bathrooms:2

Garages:10

## Luxury Lodge Lifestyle

531 Frankley Road, Hurworth, New Plymouth

Price: Buyer Enquiry Over \$1,950,000

Crafted to captivate the hearts of those who relish the charm of rural living. This impeccably maintained property nestled just beyond the city limits (less than ten minutes to the city and even closer to local amenities) is tailored for effortless enjoyment. Traditional building materials seamlessly fuse with modern amenities. Stone hearths, exposed timber beams, and lofty vaulted ceilings embrace the rustic ambiance of a Lodge homestead.

At the heart of the home, the central kitchen offers generous countertop space and functions as the focal point for social gatherings, seamlessly connecting two separate living zones and extending to the sheltered outdoor area. Here, you'll find the inviting in-ground pool, complete with fully tiled and heated features, embraced by a spacious deck.

Four generously proportioned bedrooms, among them, a master retreat with a walk-in wardrobe, an ensuite, and a private gym, offering direct access to the pool area. The remaining double bedrooms are thoughtfully serviced by a family bathroom and a separate guest toilet ingeniously linked to the outdoor pool space. A dedicated laundry and a spacious double garage with internal entry complete the footprint while an ample carport provides additional covered parking. Situated on a sprawling expanse of approximately 5.20 hectares (or 12.85 acres), the property is set back from the road, featuring around 5 acres of native woodlands, a haven for avian life and an array of diverse tree and plant species. Four easily grazed paddocks open up a world of possibilities for pets and livestock.

The icing on the cake: a nearly-new 12m x 12m ShedBoss structure awaits, ready to house all your prized possessions, whether as storage or the perfect work-from-home solution. Off-street parking is virtually limitless, and a quaint shed for hay, firewood, and implements adds to the convenience.

(Current registered valuation of \$2,050,000 as at September 2023)

Don't hesitate, call now to arrange a viewing and experience this haven for yourself.

**Ref: NPL02377**

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