



321D Runciman Road Ramarama

Lifestyle Jewel in Dual Family Living

Tasteful elegance & a dash of decadence blend to a luxurious dual-dwelling property ideal for extended family or potential for home & income from a high-end Air B&B.

Comprising a total footprint of 464m² the homes deliver a superbly arrayed blend of living & entertaining moving to north-facing, multi-zoned decking enjoying relaxed bush outlooks.

Crafted over a 353m² floor plan the primary dwelling features:

- Keyless entry & alarm system
- Designer kitchen showcasing engineered stone counter-tops, and scullery
- Integrated dining/family-room
- Formal lounge with schist feature fireplace
- Rumpus opening to deck
- 2 heat pumps & 2 electric fires
- Covered portico with drop-screen blind
- Decking with above-ground pool & spa
- 5 bedrooms
- 2.5 tiled bathrooms

FOR SALE

Sold

VIEW

ljhooker.co.nz/74WHFY

CONTACT

Dylan Turner 021 315 116

Vicky Ward 021 170 1180

LJ HOOKER PUKEKOHE

(09) 239 1356



For guests or additional family, the 111m2 fully self-contained secondary dwelling features:

- Keyless entry
- Gourmet-class kitchen with stone benches & island
- Combined dining/lounge
- Private decking/portico
- 2 bedrooms/fully tiled bathroom
- 2 heat pumps & HRV
- 2.57m ceilings

Sited on a 10,101sqm holding behind gated entry encompassing landscaped lawns, mini-orchard, with abundant parking for boat or motorhome & triple-car, carpeted & insulated internal access garaging.

A timely & rare opportunity to secure in one of South Auckland's most coveted lifestyle enclaves where you can enjoy the freedom of high-end country living while retaining convenience to rail, retail & all the essentials with Pukekohe just 9km away.

Viewing by private appointment - contact Dylan 021315116 or Vicky 0211701180

Auction 17 Feb at 6pm (unless sold prior)
In Rooms at LJ Hooker Pukekohe - 7 Paerata Road

PLEASE NOTE: Specified floor & land area sizes have been obtained from sources such as Property Smart, Auckland Council (LIM) or Title documents. They have not been measured by the Salesperson or LJ Hooker-Realty 2000 Ltd. We recommend you seek your own independent legal advice if these sizes are material to your purchasing decision.



More About this Property

PROPERTY ID	74WHFY
PROPERTY TYPE	Residential
LAND AREA	10,101 m ²
HOUSE SIZE	464.00 m ²
INCLUDING	

Licensed Real Estate Agents (REAA2008)

LJ Hooker Pukekohe - Realty 2000 Ltd

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