



## 8 Vivien Place Patumahoe

**open home canceled**

Looking great at lucky Number 8 where a spacious single level floor plan will be totally enthralling for families seeking their next step-up in comfort and quality in trendy tightly-held locality.

Hot for hosting with a socially positioned chef's kitchen complete with butler's pantry, gas hobs and stylish stone tops supporting large lounge with wood burner and dining areas that flow unimpeded to a sensational north-facing patio. Four bedrooms all enjoy generous spacing with a centrally positioned bathroom serving as a semi ensuite and the master bedroom with a plus sized ensuite, sizeable walk-in robe and heat pump.

Packed with contemporary flair over 221 squares on a full sized 777sqm cul de sac section with level lawns, pebbled gardens, carpeted double garage and extra off street parking for the boat or camper, all within walking distance to schools, shops and a short drive to motorways and amenities.

4  2  2 

**FOR SALE**

Sold

**VIEW**

[pukekohe.ljhooker.co.nz/48EHFY](https://pukekohe.ljhooker.co.nz/48EHFY)

**CONTACT**

**Gary Capper** 021 550 707

**Snow Mooney** 021404578

**LJ HOOKER PUKOKOHE**

(09) 239 1356

Lovely in brick and you'd better be quick because this stunner definitely gets all the ticks - seriously for sale so call Gary on 021 550707 or Snow on 021 404578 without delay for viewing details.

PLEASE NOTE: Specified floor and 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 Limited. We recommend you seek your own independent legal advice if these sizes are material to your purchasing decision.

## More About this Property

<b>PROPERTY ID</b>	48EHFY
<b>PROPERTY TYPE</b>	Residential
<b>LAND AREA</b>	777 m <sup>2</sup>
<b>HOUSE SIZE</b>	221.00 m <sup>2</sup>
<b>INCLUDING</b>	Air Conditioning, Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Fireplace(s)

Licensed Real Estate Agents (REAA2008)



## LJ Hooker Pukekohe - Realty 2000 Ltd

CONTACT: Gary Capper  
EMAIL: [gcapper.pukekohe@ljhooker.co.nz](mailto:gcapper.pukekohe@ljhooker.co.nz)  
MOBILE: 021 550 707

CONTACT: Snow Mooney  
EMAIL: [snow.pukekohe@ljhooker.co.nz](mailto:snow.pukekohe@ljhooker.co.nz)  
MOBILE: 021404578

PHONE: (09) 239 1356  
FAX: (09) 238 4715

### DISCLAIMER

The above information has been furnished to us by the Vendor. We have not verified whether or not that information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.



[www.ljhooker.co.nz](http://www.ljhooker.co.nz)

Residential | Commercial | Rural | Land Sections | Coastal