



## 35 Wingfield Road Pokeno

### 5 Bed 3 Bath EXTENDED / BLENDED / INCOME

Be quick this one won't last long! Nearly new this fresh, light and bright large family home is full of surprises. Featuring high ceilings and white shutters throughout the home. The flowing living area opens out to extensive decking and a huge automated pergola maximising both living and entertaining options in all seasons. Bring your fresh herbs and veges in from the raised gardens to your stylish chefs kitchen with engineered stone bench and gas cooktop.

2 of the bedrooms are separate having their own entrance and serviced by a kitchenette, TV area and bathroom; perfect as a rental or for extended family use or even a home business.

The master bedroom features access to the outside living area, a smart tiled



**FOR SALE**

Sold

**VIEW**

[pukekohe.ljhooker.co.nz/7YRHFY](https://pukekohe.ljhooker.co.nz/7YRHFY)

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**LJ HOOKER PUKEKOHE**

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ensuite and walk through robe. The other bedrooms are also doubles and are close to the main family bathroom.

The double garage is carpeted and offers extra storage above. You will feel secure with intercom security system and swipe card access.

Secure this lovely home situated on a friendly street and complete with ventilation system, heat pump and central vac. Enjoy rural views to the Bombay Hills from the deck, a safe to walk to the primary school and close access to the progressive town of Pokeno and all it has to offer.

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>	7YRHFY
<b>PROPERTY TYPE</b>	Residential
<b>LAND AREA</b>	599 m <sup>2</sup>
<b>HOUSE SIZE</b>	209.00 m <sup>2</sup>
<b>INCLUDING</b>	Toilets (3)

Licensed Real Estate Agents (REAA2008)



### LJ Hooker Pukekohe - Realty 2000 Ltd

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