



## 7b Three Streams Road Raglan

### Bird's-eye view on Three Streams

If you love expansive green space and a panoramic outlook, this generous 3-bedroom home will deliver. Infused with warm light from all day sun and enjoying Three Streams' lovely vistas from every angle, the big windows, seamless indoor/outdoor flow and spacious interiors will ensure happy families at every age and stage.

Surrounded by nature, there is an abundance of bird life, from the call of the tui, the flutter of a fantail, or a pheasant picking at the soil. Our current vendors have thoughtfully selected and planted native and Australian shrubs to add colour and value to the landscape.

Open plan living, modern kitchen and a spacious scullery make for an entertainer's delight. The bedrooms all capture a wonderful view of the inner harbour, and the spacious master with en-suite and walk-in wardrobe is conveniently located to provide separation from the lounge. There's plenty of room for the boat, trailer and cars with an internal double garage and off-street parking.

**FOR SALE**

Deadline Sale 30.07.20, 3pm (unless sold)

**VIEW**

[raglan.ljhooker.co.nz/2UBHFG](http://raglan.ljhooker.co.nz/2UBHFG)

**CONTACT**

**Graham Rope** 021 2227427

**LJ HOOKER RAGLAN**

(07) 825 7170

Built using Linea weatherboard, this near-new home is low maintenance, and offers the potential for off-grid living, with a worm tank septic system and its own water supply. Just add the solar panels and vegetable gardens, and living the dream becomes a reality.

This is a lifestyle choice you will be pleased you made every day.

Viewing by appointment only

Call Graham for a private viewing 0212227427

Favourable 5813m2 of land with northerly aspect and expansive outlook.

View Harbour inlet views and wind farm.

Location Easy drive to Raglan and Hamilton for services and amenities

Sale Deadline Sale 30.07.20, 3pm (unless sold prior)

Rating Valuations: \$ 700,000

Land Value: \$ 300,000

Improvements Value: \$ 400,000

Valuation Date: 01 Jul 2017

WDC Rates: \$ 1,941.31 (incl gst)

WRC Rates: \$ 440.11 (incl gst)

Legal Description: LOT 23 DP 337707

Title: 154801 (Freehold)

Area: 5913m2

## More About this Property

<b>PROPERTY ID</b>	2UBHFG
<b>PROPERTY TYPE</b>	Residential
<b>LAND AREA</b>	5,913 m <sup>2</sup>
<b>INCLUDING</b>	

Licensed Real Estate Agents (REAA2008)

### LJ Hooker Raglan - George Boyes & Co Ltd

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#### DISCLAIMER

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