



## 103 West Bush Road Masterton

### 2 Hectare Lifestyle Within Minutes To Town

If you've been looking for fabulous country living within minutes from town and schools... well, you need look no further!

Right on the edge of suburbia lies this spacious, sprawling character home with numerous outbuildings, including two self-contained studios for the extended family and guests.

The Villa boasts five bedrooms - one with an ensuite - and a magnificent central hub living area, warmed by a freestanding Contessa logburner, a radiator heater connected to wetback, as well as a heatpump for the convenience of instant heat. With added wall and ceiling insulation, toasty temperatures are assured in the colder months. Open and airy in summer, cosy and comfy in winter! With a choice of gas or electric hot water. Perfect!

A generous farm-styled kitchen leads out to the west facing deck, where fantastic views of the magnificent Tararua Mountains feature as the backdrop. Entertain family and friends, Wairarapa style!

Many upgrades have enriched the home over the years, including rewiring, replumbing, and some new roofing. You'll appreciate both the character and comforts, and the space for your family to make it their own.

Lifestyle gems enhance the land, creating wonderful opportunities for family

FOR SALE

Sold

VIEW

[masterton.ljhooker.co.nz/SZ7GES](https://masterton.ljhooker.co.nz/SZ7GES)

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LJ HOOKER MASTERTON

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fun. There is a 40 x 20m grassed horse arena, a pig pen, tackroom/stable, 2 bay shed, woodshed and tunnel house. Water troughs are in all of the five flat paddocks, just perfect for rotating your stock. There is great satisfaction to be had within these two hectares.

If you're a commuter jump on your bike and peddle to Solway Train Station... it's not far! Or take the easy commute South in the car. The kids can bike to school too, or you can drop them off on the way to the CBD.

This property is a must see, basking in the best of both worlds: urban convenience nearby; peacefulness, space, and a serene lifestyle the hallmarks of the two-hectare pastoral oasis. An opportunity too good to miss! Call Karina today to arrange your private inspection.

## More About this Property

<b>PROPERTY ID</b>	SZ7GES
<b>PROPERTY TYPE</b>	Residential
<b>LAND AREA</b>	2.02 ha
<b>INCLUDING</b>	Close to Schools, Close to Shops, Close to Transport, Fireplace(s)

Licensed Real Estate Agents (REAA2008)



## LJ Hooker Masterton - McHattie Realty Ltd MREINZ

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