

553 Tauwhare Road – Extra Property Features

Tree Lined Drive leading to extensive concrete parking area, rose garden and front door.

Entrance Area

Wooden stairwell leading to Main Bedroom, delightful lead light window beside bespoke wooden country door. Tiled entrance and Tiled area under stairs.

Lounge / TV Room

Doors opening to spa pool area, tinted glass windows with vaulted wooden ceiling, carpeted, large wooden shelf and two wooden display cabinets on walls, spotlight for pictures and large ceiling pendant light and large octagonal lead light window.

Living Room

Two spot lights, three power points, in built open fire place (currently with wooden insert), carpeted, large brick divider with recessed alcove.

Dining Room

Free standing wood burner fire place with brick hearth, carpeted, double doors opening onto patio area with steps leading to Gazebo and swimming area.

Kitchen

Dishwasher, Electric Hob, double oven, extractor fan, water filter, large pantry with double plugs for appliances, spotlights and vaulted wooden ceiling, recessed appliance area with double plugs, Handmade polished macrocarpa bench/breakfast bar with double plugs at end, glass display case, double plug for refrigerator, four more plugs for appliances on bench tiled floor and lots of storage.

Laundry / Hall

Linen Cupboard, Storage Cupboard and recessed Laundry with tub, plugs, wall vented for clothes dryer, tub, storage cupboards above, tiled hall way. Door to enter back patio area.

Family Bathroom

Tiled, Heated towel rail, under floor heating (currently disconnected), Wooden vaulted ceiling, large vanity, bath / shower unit fully tiled, extractor fan, toilet. Plug for shavers.

Bedroom One

Vaulted wooden ceiling, double wardrobe, drapes, pendant lighting, single plug.

Bedroom Two

Vaulted wooden ceiling, double wardrobe, drapes, pendant lighting, single plug.

Master Bedroom

Ensuite with recessed shower and toilet, large vanity, heated towel rail, heat lamps and light, leadlight window looking down into kitchen area, spot light in toilet area. Tiled floor with wood surrounds and wooden ceiling.

Main Bedroom area is carpet with exposed wooden ceiling, large leadlight artwork piece, spotlighting on walls, ceiling fan over bed, walk in wardrobe, sitting area beside leadlight window, phone jack point, office / nursery area with separate door leads off bedroom, window, spotlight, power point, carpeted. Mosquito Net shutters over tinted windows.

Sleepout / Office Space

Two rooms separated by door, smaller room with glass door with catflap and large ranch slider and windows, power points and concrete floor, larger room with ranch slider and windows, power points, baton lights from ceiling, TV/Aerial point, phone jack, gas heater.

Sleepout / Playroom

Ranch slider and windows, drapes, built in bookcase, corner sink with water heating unit and storage shelf, door dividing two separate rooms, two power points, concrete floor.

Garage

Large double lined garage with work bench at one end and mains power, contains house pump, lighting and shelving.

Outside:

Fish pond – on patio by house

Spa Pool – on patio by house

Private tree lined Pergola with BBQ area leading to Swimming pool area

Swimming Pool fully fenced and planted for privacy

Outside large Floodlight over pool area.

Septic Tank

Water Supply : rain water tank, trickle feed at gate

Weekly rubbish collection and recycling: Once a year inorganic collection

Mature Orchard:

6 x Plums including <ul style="list-style-type: none">❖ Black Doris❖ Reine Cluade de Bavay (Greengage)❖ Damson❖ Omega❖ Duffs Early Jewel (Early Season)❖ Billington	2 x Nectarines
6 x Peaches including <ul style="list-style-type: none">❖ Blackboy❖ Golden Queen (x2)❖ River	15 x Apple Trees including <ul style="list-style-type: none">❖ Bramley❖ Vaile Early❖ Braeburn❖ Royal Gala❖ Captain Kidd❖ Kingston Black Cider❖ Reinette du Canada❖ Granny Smith❖ Worcester Pearmain❖ Kentish Filibasket❖ Northern Spy❖ Peasgood Nonsuch❖ Golden Delicious
1 x Quince	2 x Apricots
1 x Crab Apple	3 x Figs
4 x Pear including <ul style="list-style-type: none">❖ Seckle❖ Packham Triumph❖ Winter Nellis❖ Winter Cole	2 x Fejoas
Citrus Orchard including <ul style="list-style-type: none">❖ Grapefruit x 2❖ Mandarin x 4❖ Orange x 3❖ Lime❖ Lemon	Nut Trees including <ul style="list-style-type: none">❖ Chestnut❖ Hazlenut❖ Almond

- Many more mature trees amongst the established gardens which attract the native Tui, Bellbirds, Kereru and Moreporks as well as the more usual Finches, Fantails, Thrushs, Wax eyes and Sparrows.