



Bedrooms:4

Bathrooms:2

Garages:2

## Charming Lifestyler

1233 Egmont Road, Egmont Village, New Plymouth District

Price: Buyer Enquiry Over \$865,000

Welcome to this charming timeless gem. Built in the 1930s this fully renovated Bungalow offers the perfect blend of classic charm and modern living. As you step inside, you will be captivated by the light filled open plan living area that seamlessly flows into the kitchen, creating an inviting space for family gatherings and entertaining.

This home boasts four bedrooms and two well-appointed bathrooms, ensuring comfort and convenience for the family. Outside, you will find a generous 1-acre plot of flat land, surrounded by excellent fencing, providing security and privacy. For those looking to embrace the rural lifestyle, this property has the additional features of a chook run, veggie garden and calf shelter,

perfect for the small-scale farming or hobby enthusiasts.

For those with a need for space and storage, the double garage with a storage room is a valuable addition, complemented by plenty of off-street parking for your convenience.

As a special bonus, this property includes an open plan cabin, offering a separate retreat or creative space. It even has its own outside composting toilet, adding to the self-sufficiency and uniqueness of this property.

Location is key, and this property delivers with a superb setting just on the outskirts of Egmont Village. Experience the tranquillity of rural living while enjoying easy access to the amenities you need.

Don't miss the opportunity to make this property your new home.

Contact me today to schedule a viewing and discover the endless possibilities it has to offer."

**Ref: NPL02535**

Open Home 2:45pm - 3:15pm

Shelley Wilkin



Phone: 06 756 8889  
Mobile: 027 274 3554  
Fax:

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