



HOUSE & LAND PACKAGE

13 PATTY LANE, PATUMAHOE

\$2,175,000*

CONNECTED TO NATURE

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Nestled in the heart of Franklin, Patumahoe offers the perfect balance between relaxed rural living and modern convenience. This charming village is surrounded by rolling countryside and community spirit that makes it a truly special place to call home. Just minutes from Pukekohe and an easy commute to Auckland, Patumahoe provides the space, peace, and lifestyle you've been searching for—without sacrificing access to great schools, cafés, and local amenities.

Our Waitemata Ready to Build plan boasts floor to ceiling windows throughout the open plan living which presents a jaw dropping indoor/outdoor flow. The large entertainer's kitchen features a spacious open scullery, which leads to the laundry, storage and garage.

The upper floor overhangs the lower, offering the perfect sheltered spot for outdoor entertaining.

SPECIAL FEATURES

- Master bedroom suite downstairs, providing separation from family/guest bedrooms
- Master ensuite features dual vanity, large shower and freestanding bath
- Open-plan kitchen/scullery/dining/living, perfect for entertaining
- Amazing indoor-outdoor flow from living/dining to generous outdoor areas

DIMENSIONS

Total Living Area	218.4m ²
Lower Floor Area	142.4m ²
Upper Floor Area	76.0m ²
Garage Area	37.2m ²
Total Floor Area	255.6m ²
Porches	19.5m ²
Total Area	275.1m ²
Land Area	793.0m ² mol



*NB: These images are an indication of what can be built on the site for the package price based on our Waitemata Ready to Build plan. Further options are available including our Design and Build services. Speak with your New Home Consultant for specification details.



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