



HOUSE & LAND PACKAGE

LOT 33, TE AWA RISE, CAMBRIDGE

DESIGNED TO IMPRESS, BUILT TO BELONG

\$1,750,000*

3 2.5 2 1

The Waiheke design is a refined, smaller version of the Pakatoa, maintaining the elegance of mid-century straight lines and sophistication.

Clad in NZ-made Abodo vertical weatherboard and striking San Selmo feature bricks, the Waiheke design is a statement of style and sophistication.

Its sun-filled, open-plan living and dining areas are perfectly oriented to the north, creating seamless indoor-outdoor flow for year-round enjoyment. At under 14 metres wide, this home is ideal for smaller sites, yet it makes no compromises on comfort or function.

Inside, you'll find three bedrooms and a versatile study, with the master suite thoughtfully positioned at the front of the home for privacy, while family and guest bedrooms are tucked away at the rear. The entertainer's kitchen—with its generous scullery—anchors the living space, blending practicality with elegance.

Set within a community designed for those who value individuality and quality. Imagine enjoying stunning vistas that showcase the beauty of the Waikato region, all while living just minutes from Cambridge's vibrant town centre and only 15 minutes from Hamilton Airport.



SPECIAL FEATURES

- Three bedrooms and a study, with master suite at the front for privacy
- Open-plan living and dining with indoor-outdoor flow to northern aspect
- Kitchen with spacious scullery, ideal for entertaining

DIMENSIONS

Total Living Area	164.2m ²
Garage Area	38.2m ²
Total Floor Area	202.4m ²
Land Area	985.0m ² mol



*NB: These images are an indication of what can be built on the site for the package price. Negotiation and purchase of this House & Land package will be directly through Landmark Homes - TH.

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