



HOUSE & LAND PACKAGE

63 MURRAY WARD DRIVE, TE KAUPHATA

\$990,000*

MODERN LIVING MADE EASY

3 2 2 1

Get ready to fall in love with this standout House and Land package in Te Kauphata. Thoughtfully designed for effortless living and everyday enjoyment, this home celebrates its incredible setting, featuring outdoor living that opens directly to sweeping golf course views. Morning coffees, relaxed weekend BBQs, golden-hour sunsets... it's all waiting for you.

Our Mezzo Ready to Build plan brings together comfort, style and smart planning, perfect for busy families, downsizers, or anyone who loves open-plan living that feels instantly welcoming.

Enjoy stunning outdoor living with uninterrupted views of the golf course, offering a daily backdrop that's both peaceful and private.

Te Kauphata offers relaxed rural living in a fast-growing community, just minutes from local cafés, schools, vineyards, and SH1, with easy access to Hamilton and Auckland.

SPECIAL FEATURES

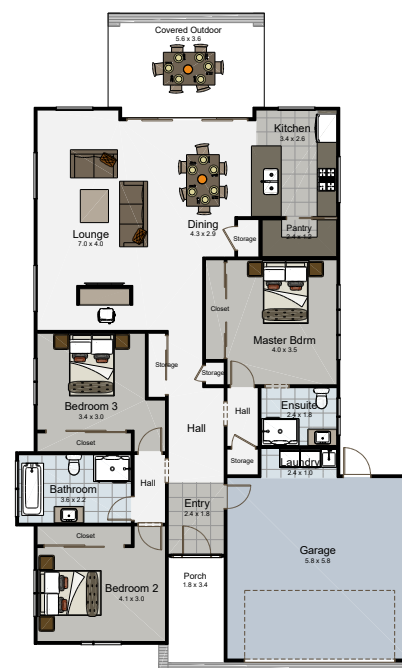
- Open-plan kitchen, dining, and living areas, separates the master suite from the other bedrooms
- Galley-style kitchen complete with a walk-in pantry for extra storage and convenience
- A dedicated computer nook tucked away from the main living room keeps workspaces and paperwork out of sight

DIMENSIONS

Total Living Area	143.7m ²
Garage Area	35.3m ²
Total Floor Area	179.0m ²
Porches	25.7m ²
Total Area	204.7m ²
Land Area	600.0m 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 Hamilton & Waikato.



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