



HOUSE & LAND PACKAGE

19 PATTY LANE, PATUMAHOE

**\$1,955,000\***

# PERFECT FAMILY DESIGN

4 2 2 1

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 Riverhead Ready to Build plan offers single level and family living in real style.

The lounge, dining and kitchen, with a large easy to use scullery, open to a covered 'outdoor room' for all year enjoyment.

The family room is positioned adjacent to family bedrooms, whilst the master suite is separated in its own private area of the home. This home is ideal for families that want their own areas to retreat to.



## SPECIAL FEATURES

- Two living areas in different parts of the home
- Large entertainers' kitchen with generous scullery, and opening to portico
- Luxurious master suite with covered outdoor area
- Generous sized bedrooms opening to family room

## DIMENSIONS

|                   |                         |
|-------------------|-------------------------|
| Total Living Area | 203.9m <sup>2</sup>     |
| Garage Area       | 40.4m <sup>2</sup>      |
| Total Floor Area  | 244.3m <sup>2</sup>     |
| Porches           | 27.0m <sup>2</sup>      |
| Total Area        | 271.3m <sup>2</sup>     |
| Land Area         | 793.0m <sup>2</sup> mol |



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

**CONTACT US TODAY**  
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