



HOUSE & LAND PACKAGE

33 MURRAY WARD DRIVE, TE KAUWHATA

\$1,280,000*

SUN, SPACE, GOLF VIEWS

4 2 2 1

This sun-drenched, west facing 640sqm flat section offers the perfect foundation for your dream home. Nestled beside the scenic Waikare Golf Course, you'll enjoy sweeping views and a tranquil lifestyle in a growing community surrounded by quality homes.

With a prime west-facing aspect for all-day sun, close to local amenities, schools, and easy motorway access, you can uild the lifestyle you've always imagined.

Our fabulous Otaki Ready to Build plan makes the most of every last square metre of space.

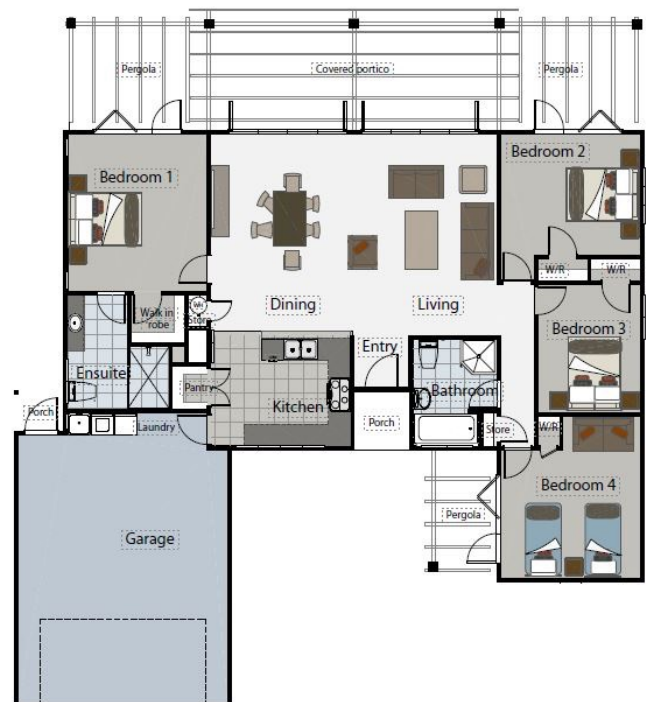
High sloping ceilings add to the spacious feel and covered outdoor areas make this home ideal for year-round entertaining.

The living and dining areas sit at the centre of the home, opening out to a large covered outdoor area.

A rumpus room and open-plan entertaining areas make this design excellent for all ages.

SPECIAL FEATURES

- Large bi-folding doors in living spaces
- Outdoor entertaining area under large portico
- Sloping ceilings in living and dining areas
- Extra length garage



DIMENSIONS

Total Living Area	145.1m ²
Garage Area	43.7m ²
Total Floor Area	188.8m ²
Porches	30.7m ²
Total Area	219.5m ²
Land Area	640.0m ² mol



*NB: These images are an indication of what can be built on the site for the package price based on our Otaki Ready to Build plan. Further options are available including our Design and Build service.

CONTACT US TODAY
027 208 4004
franklin@landmarkhomes.co.nz