



HOUSE & LAND PACKAGE

13 PATTY LANE, PATUMAHOE

\$1,470,000*

PRIVATE, PEACEFUL PERFECTLY PATUMAHOE

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Tucked away in one of Franklin's most desirable areas, this home offers the kind of calm, connected lifestyle people dream about. Wake to birdsong, soak up the sun through floor-to-ceiling windows, and enjoy wide, open views that bring nature right to your doorstep.

Set on a generous 793sqm section, this home combines modern comfort with the easy rhythm of rural living - all within minutes of Pukekohe's shops, cafes, and schools.

Our Cameo Ready to Build is a spacious, open-plan design which makes everyday living effortless - from relaxed family meals to summer evenings outdoors.

The kitchen and scullery are designed for those who love to entertain, while the separate master suite downstairs gives you your own private retreat.

Designed for family life, this home also offers clever storage solutions that keep every space effortlessly organised.



SPECIAL FEATURES

- Weatherboard cladding with traditional gable detailing
- Open plan kitchen, dining and living
- Work from home option with study adjoining entry

DIMENSIONS

Total Living Area	151.6m ²
Garage Area	42.9m ²
Total Floor Area	194.5m ²
Porches	9.0m ²
Total Area	203.5m 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 Cameo Ready to Build plan. Further options are available including our Design and Build service. Speak to your New Home Consultant regarding specification details.

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