



410 Pukapuka Road, Warkworth



## Magnificent Coastal Lifestyle - Trades Welcome

Vendor is open to trades. Registered valuation \$8.35m (Feb 2024).  
GV 7.65M (June 2021)

Let's talk if you have:

- Cash
- Residential subdivision land with RC ( high density for terraced or freestanding houses)
- A bulk amount of completed residential property. Will consider all types of properties, apartments, terraced and freestanding.
- Commercial property, vacant or leased

Nestled on 410 Pukapuka Road in Mahurangi West, "Solsbury Hill" presents an exquisite opportunity for luxury coastal living. Perched above a secluded bay, this property boasts a commanding view of the picturesque Mahurangi Harbour, offering a lifestyle of peace

 6  5  5  19,350 m2

**Price** Price on Application

**Property Type** Residential

**Property ID** 592

**Land Area** 19,350 m2

**Floor Area** 783 m2

### Agent Details

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### Office Details

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and tranquility. This solidly constructed home, built of permanent materials has been meticulously renovated to pristine condition. Featuring a total approximate floor area of 813 sqm the house comprises 6+ bedrooms, 5 baths including two self-contained guest areas situated on 1.935Ha (more or less) of land.



Strategically located "Solsbury Hill" is just a short drive away from major centers:

- 10 minutes to Orewa or Warkworth
- 15 minutes to Matakana
- 25 minutes to Albany
- 40 minutes to Auckland CBD

Key Features include:

- Helicopter landing area
- Double glazed high-spec build, featuring superior concrete construction, pre-cast concrete floors, and a slate shingle roof
- Expansive entertainer's kitchen bathed in natural light, with multiple bifold windows offering stunning harbour views
- Private wharf with a purpose built floating pontoon for launching jet skis and tenders
- Large tiled pool and pool house with full bathroom
- Man cave with bar and games room featuring a large slate pool table
- Four wood-burning fires (three indoor, one outdoor), underfloor heating with circulated hot water
- All-day sun exposure, with a north aspect, east-facing water sunrise, and west-facing sunsets over a rural backdrop
- Separate maintenance shed
- Lockable self-contained guest wing with its own entrance
- Spacious master suite with walk-in robe
- Three-car internal garaging with a two-bay external garage

"Solsbury Hill" is more than just a property; it's an opportunity to live the life you've always envisioned, where luxury meets coastal serenity.

accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.