



## New Homes \$1 Million - \$2 Million

A grand entrance with 5m high ceilings and an oversized solid timber front door greet people at this magnificent 470m<sup>2</sup> home.

The breathtaking views of lush green rolling farmland feature from the expansive living area.

The owners' requirements included space for their busy family life with four young children, room for entertaining and the ability to run an office from home for their successful business ventures.

The layout of the home is north-facing, facilitating natural warmth throughout while acknowledging the spectacular beauty of the vista from almost every room with the use of large windows and doors.

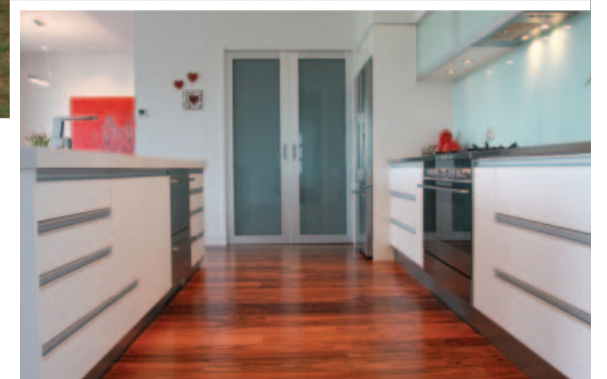
Heating of this six-bedroom home has been designed with

sustainability at its core. An oil burner utilises waste oil and heats the water for underfloor heating.

Open-plan living is the key to easy entertaining and the ability to unite three living areas to maximise functionality is smart.

The living area, the hub of the home, flows into a home theatre room, which in turn flows into a children's play room. These areas are equipped with a C-bus system for all audio, visual and lighting requirements and each area can be closed, keeping noise from other areas.

The focus of the outside entertainment area is a stunning outdoor fireplace.



John Clark Construction Ltd • Phone: 027 271 4308 • Email: [clarkconstruction@extra.co.nz](mailto:clarkconstruction@extra.co.nz)



Proud to be electricians of choice for this fantastic project



07 847 9845 24 hours Callout Numbers  
[www.richmond barr.co.nz](http://www.richmond barr.co.nz)

Domestic Rural Commercial Industrial Automation Maintenance  
**MORE THAN JUST ELECTRICIANS**

Automation and Audio Visual supplied and installed by

**AUDIO | VISUAL | AUTOMATION**  
 SPECIALISTS LTD



P: 07 847 9845 F: 07 847 9875 [www.audiovisualautomation.co.nz](http://www.audiovisualautomation.co.nz)

**SEE NOTHING... HEAR EVERYTHING!**

Owned by

Principal sponsor

Local sponsors

