



**For Sale**

**78c Bennett Road, Te Mata**

**Enquiries Over  
\$1,350,000**

 **5**

 **3**

 **2**

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## Tranquil Coastal Haven - Views - Income Potential

Set above the surrounding properties for breath-taking sea, valley and range views, this unique lifestyle property offers a peaceful, private retreat within walking distance of the beach and river, 2km from Tapu and a short drive to Thames and Coromandel townships. Built with care and long-term living in mind, every detail has been thoughtfully considered.

Step inside to enjoy great in/outdoor flow, near-new carpet, and energy-efficient LED lighting throughout. Wrap-around upper decking provides effortless access and the perfect setting for outdoor dining. Downstairs, a separate BnB/guest suite (approx. 90sqm) with independent access, BBQ deck, and stunning views offers income potential or a superb space for extended family.

The fully lined double garage includes an EV charger and laundry, with additional parking for 2 cars. A 40sqm "Gottage" with kitchenette, ensuite, & motorhome parking expands your options.

Nature lovers will adore the well-established gardens, five cloche-covered vege beds, a 5000L irrigation tank, mature orchard, native bush, bush walks, and abundant birdlife. The stainless steel filleting bench and proximity to Waikawau's boat ramp - home to world-class snapper fishing.

Eco-conscious buyers will appreciate the \$41k solar system (freehold, installed March 2024) with 19 panels, 13kWh battery, and hybrid inverter. Full concrete drive, engineered retaining, sheds, and upgraded roof fastenings complete the picture.



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**Land Area:** 2506 sqm (more or less)

**Floor Area:** 245 sqm (approx)

**Legal Description:** LOT 11 DP 319649, LOT 32 DP 319649 1/6 SH ACCESSWAY

**Rateable Value:** \$1,300,000

**Rates:** TCDC \$3,107.40 pa  
WRC \$596.37 pa

**Chattels:** blinds, curtains, fixed floor coverings, stove, oven, cook top, dishwasher, light fittings, 2 heated towel rails, 3 bathroom fans, garage door remote control, 2 rangehoods, 4 heat pumps (3 up & 1 down), smoke detectors, 2 water pumps, water filter, 2 sheds, ev wall charger, 19 solar panels, 13kWh battery, hybrid inverter

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