



Grand Family Living with Development Potential on 3983sqm (Approx.)

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22 Fersfield Road, Gisborne

\$1,600,000 - \$1,650,000

Privately nestled on an expansive 3983sqm (approx.) flat block, this superbly appointed family home is an exceptional offering in one of the area’s most desirable pockets-moments from town amenities and freeway access.

From the moment you step through the entrance foyer with sculptured ceilings, the home radiates space, comfort and quality. Designed for growing families or astute investors, the property is zoned Residential 1 and offers prime potential for subdivision or development (STCA)-or simply enjoy the abundance of land with room for a pool, tennis court, or both!

Each generous bedroom includes built-in robes and ceiling fans, with evaporative cooling ensuring comfort in the sleeping zones. The central dining area is kept cool year-round with refrigerated air conditioning, complemented by zoned ducted heating and the cosy ambience of a Coonara wood fire.

Dual driveways, a double-gated side entrance for rear access, ideal for a caravan, boat or other toys, and undercover parking provide flexibility for all your lifestyle needs. A separate detached studio with its own split system offers endless potential-perfect for a home office, gym, teen retreat or creative space.

A long list of premium inclusions elevates this home’s appeal, including a generous shed with

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| Property ID: | L32617034 |
| Property Type: | House |
| Building / Floor Area: | 216 |
| Garages: | 2 |
| Land Area: | 3983.0 sqm |

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single-phase power, a 5kW solar PV system, irrigation system, with the home featuring double-glazed windows and double insulation for year-round comfort. The expansive backyard invites exploration, whether you're enjoying crisp or balmy evenings by the fire pit or simply taking in the beauty of established fruit trees and landscaped gardens-offering a true sense of privacy and serenity.

Whether you're looking to settle in with space to grow or explore a rare development opportunity in a top location-this one will tick all the boxes.

Inspect today and imagine the possibilities.