



# FOR SALE

## A CUT ABOVE...

Epitomising understated elegance, this brand new architecturally designed home built by Mareth Developments deserves your careful consideration.

The Orchard is a boutique development of only nine, and this impressively crafted townhouse commands the prime spot at the very end of the main block. The most spacious of the set both indoors and out. Offering a respectable 126sqm of executive living, replete with mod cons, across two levels.

With bedrooms both upstairs and down, the ground floor is home to the generously proportioned master with ensuite and a light filled open plan living environment. This spills out beautifully to roomy, private 140sqm (mol) grounds. An enviable site size that lets you breathe. Not a hint of claustrophobia here. The garden is a exquisitely sized canvas for green fingered enthusiasts to unleash their magic on.

On the upper floor are the two remaining bedrooms and the stylish family bathroom. Again, with that bit more light than your average townhouse, enhancing the residents everyday experience.

One carpark in the central court. Plenty of parking on road. And peace of mind with the Halo 10 Year Residential Guarantee. Fee Simple title. No pesky body corporate fees here.

An easy location to live in with so much to explore nearby. Brunch at Rosebank Cafe (800m), try one of the exceptional burgers at Notorious Morepork (500m), work it off at Snap Fitness or walk it off at Eastdale or Riversdale Reserves. Or cruise up the road and enjoy a meal or a bit of shopping in Avondale Central or New Lynn.

And when you need to venture further afield, getting across Auckland will be a breeze - the bus is a touch over 250m away and you are incredibly handy to Patiki and Rosebank Road onramps as well.

If you are looking for something special, a place that will be a pleasure to come home to each day - take the time to visit 7/10 Orchard St this weekend. Claim the home you deserve.

I look forward to showing you through.

3 BED | 2 BATH | 0 CAR

PRICE:

Enquiries Over \$900,000

OPEN FOR INSPECTION:

N/A



**Maria Santayana**

**021454694**

[m.santayana@realty.co.nz](mailto:m.santayana@realty.co.nz)

[www.atrealty.co.nz](http://www.atrealty.co.nz)