



FOR SALE

A CLASS ACT...

...and sure to get an encore. Make time to visit this brand spanking new, architecturally designed home built by Mareth Developments.

The Orchard is a boutique development of only nine, and this impressively crafted townhouse commands an enviable end spot at the Northern end of the main block. A comfortable floor area of circa 79sqm - enjoy executive living across two levels on a decent 97sqm (mol) site.

The ground floor is the living zone - contemporary and open plan. Stocked with mod cons to ensure living here is a dream you won't want to wake from.

You'll love the covered patio and the sunny garden with its northeasterly aspect. And, yes, there is a guest w/c as well.

Upstairs is the accommodation zone, three good sized bedrooms and the well spec'd family bathroom. So much natural light too.

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.

A fabulous location. A home you will be proud to own. Seize the day and make it yours.

I look forward to showing you through.

3 BED | 1 BATH | 0 CAR

PRICE:

Asking price \$795,000

OPEN FOR INSPECTION:

N/A



Maria Santayana

021454694

m.santayana@realty.co.nz

www.atrealty.co.nz