



## FOR SALE

### HITS THE SPOT.

An incredible home for the party animals amongst us and an idyllically serene bolt hole for the day after too - this is a home that will delight social butterflies and solitude lovers alike.

Perfectly positioned towards the end of Killygordon Place overlooking the appropriately named Emerald Valley Park. The playground is in sight of the house making supervising your little people from a distance an easy task.

The home itself is a roomy three bedroom with open plan living – modern, well maintained, freshly recarpeted and move-in ready. But the highlight that will make you stop and stare here is the undeniably fabulous outdoor living. The dining flows out to an east facing deck with bar leaner. Breakfast in the sun anyone? And the lounge leads to extensive north facing, sun drenched timber decking plus a nicely shaded paved patio – all framed by gorgeous multi coloured mature landscaping. And. Oh. So. Private.

Out back you have ample lawn and a very cute cabin too. The perfect place for a teenagers - or parents - retreat.

Double garaging, ample off street parking and grounds that are fenced and gated. And untouched by the extreme weather events of the last few years.

A complete package. This year all someone's Christmases have come at once. Maybe yours?

Snap this gorgeous property up pronto and enjoy a summer like no other.

DOWNLOAD PROPERTY DOCS ON: [www.infopack.co.nz/26KILLYGORDON](http://www.infopack.co.nz/26KILLYGORDON)

3 BED | 1 BATH | 2 CAR

#### PRICE:

Enquiries Over \$890,000

#### OPEN FOR INSPECTION:

N/A

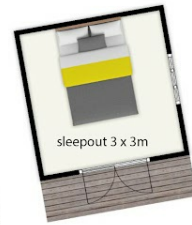


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Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.