



**SOLD**

## SPACE FOR EVERYONE HERE!

Let's start with the standout feature - massive off-street parking in front of the triple garage! There's extra space on both sides of the house for your boat, motorhome, or caravan, plus plenty of room for kids and pets to play. Finding a section this big (approx. 1429m<sup>2</sup>) in a residential setting is rare today.

This family friendly 4-bedroom home of approximately 243m<sup>2</sup>, featuring an ensuite and a spacious family bathroom is immaculately presented and well-maintained and it's ready for its new owner!

Key Features for family comfort and convenience:

- \* Concrete tile roof, plaster over brick exterior
- \* Double glazing for energy efficiency
- \* Cosy log fire in the kitchen/dining/family area, with a heat pump in the lounge
- \* Double front door entry and central vacuum system
- \* Ceiling fans in 3 of the 4 bedrooms for added comfort

The kitchen, equipped with a gas hob and electric wall oven, is the heart of the living area which opens out to a private patio - perfect for outdoor entertaining.

The backyard bonus is a large garden shed, bordered vegetable patch, and a relaxing spa pool in an enclosed gazebo style setting. Plus, the entire section is fully fenced for privacy and peace of mind.

This property is truly a gem, located in the aptly named Paradise Place. Our owner is ready to move on, and viewing couldn't be easier! Join us for SUNDAY OPEN HOMES or schedule a private viewing any day from Monday to Saturday.

Get in touch to arrange your visit—call, text, or email me to set up a time. View it, love it, make an offer—it's that easy!

**4 BED | 2 BATH | 3 CAR**

**PRICE:**  
**\$1,370,000**

**OPEN FOR INSPECTION:**  
**N/A**



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BAYWIDE CONSTRUCTION LTD.

Domestic Smoke Alarms are required within 3.0m of every sleeping space door.

PLAN NAME  
ALTERED  
**AVENUE TRIPLE**  
© GOLDEN HOMES HOLDINGS LTD. 1999

- NOTES**
- 80x45 LASERFRAME
  - 70x45 LASERFRAME
  - ALL LINTEL AND BEAM SIZES CALCULATED BY "THE DETAILER"
  - WALL FRAMING - EXTERNAL H3.1 TREATED - INTERNAL CHEMICAL FREE
  - SHOWER TRIM SIZE 205x325 R/O
  - ALL WARDROBE SHELVING TO BE 1.6m HIGH (N/G TO SUIT)
  - RANNOO VENTED TO SOFFIT
  - H3.1 TREATED REVEALS TO ALUMINIUM WINDOW JOINERY
  - OB SQUARE TO NET AREAS
  - TINT TO ALL WINDOWS
  - 75mm GIB COVE THROUGHOUT
  - 25 DEGREE FITCH
  - GAS HOBS PIPED OUT TO OWNERS BOTTLE
  - WALLS TO HAVE RHONDO CORNER FINISH

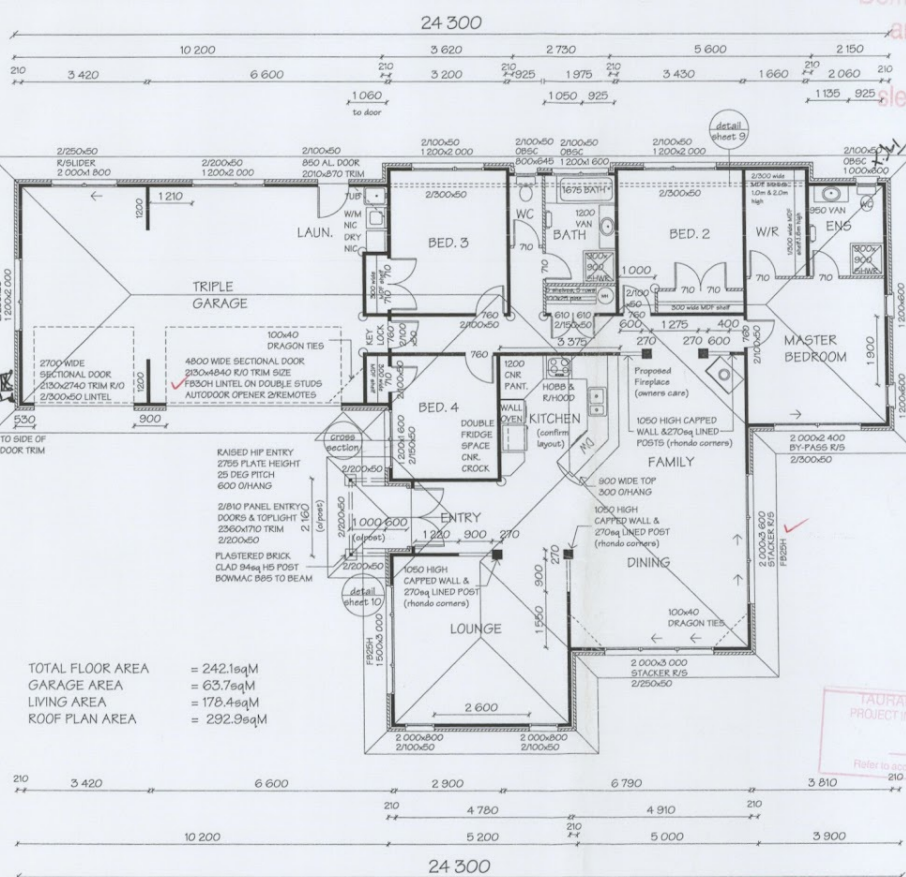
ALL ITEMS NOT INCLUDED IN EITHER THE SPECIFICATION OR ADDENDUM ARE "OWNERS CARE". ANY ITEMS NOTED AS "OWNERS CARE" ARE NOT PART OF THIS PERMIT APPLICATION. ANY "OWNERS CARE" WORK IS SUBJECT TO A SEPARATE PERMIT APPLICATION AS NECESSARY.



JOB TITLE  
**GOODRICK RESIDENCE**  
LOT No.2, DPs B4729  
24 PARADISE PLACE  
MATAU  
TAURANGA  
DRAWING TITLE

**FLOOR PLAN**

SALES	CAROL
DRAWN	CYRUS
CHECKED	
JOB No. 7208	SHEET No. 1 OF 13
SCALE 1:100	DATE 19/05/06



TOTAL FLOOR AREA = 242.1sqM  
GARAGE AREA = 63.7sqM  
LIVING AREA = 178.4sqM  
ROOF PLAN AREA = 292.9sqM

TAURANGA CITY COUNCIL  
PROJECT INFORMATION MEMORANDUM  
22083  
Refer to accompanying documentation.

**APPROVED**  
These plans are approved in accordance with The NZ Building Code. These plans must remain on site  
**TAHIRANGA CITY COUNCIL**



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.

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