

23 WARRINGTON STREET, MATUA, TAURANGA, BAY OF PLENTY 3110



**SOLD**

## GREAT LOCATION, EXTENDED FAMILY FRIENDLY HOME

Nestled within Matua's heart, stands an awe-inspiring home that epitomizes the marriage of timeless artistry and residential architecture of yesteryear. Originally crafted by a masterful boat builder, the residence has been partially renovated to create an awesome extended family flat in the lower level with the upper level separate for other family members.

Three spacious bedrooms in the main house, set on two levels, the master boasts its own ensuite and walk in robe. The unique layout allows the master to flow out to the enclosed deck area, leading down to the dining and living spaces. With panoramic vistas and cosy ambiance, the conservatory has become a cherished sanctuary for the homeowners. The original kitchen could still be considered the hub of the home, whether they are in the dining, conservatory or lounge, everyone can stay connected.

Descending to the second level reveals ample space for family and guests, featuring a well-appointed bedroom and the main bathroom. A private study offers a serene oasis for work or a teens gaming space. The flat which is consented for extended family is well laid out, has its own entry via the carport and shared access to the delightful garden. There are two spacious bedrooms, a good-sized bathroom with laundry, a large open plan sunny living area and a full kitchen.

The home has great street appeal, is set on 799sqm, with the back yard fully fenced to keep little ones and pets safe and secure. There is plenty of scope to create amazing entertaining spots, add to the gorgeous gardens and trees or perhaps build a swimming pool.

A very large single garage has internal entry, plenty of workshop space and there is ample off-street parking. A true bonus is the amount of storage available throughout the home, most will struggle to fill it all.

Located in close proximity to the local shops, parks, walkways, schools and public transport makes it very appealing for all stages of life. Don't miss out, our owners are ready for their next chapters.

**5 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$1,250,000

**OPEN FOR INSPECTION:**  
N/A



**Freewill Old Account**  
**0276832716**  
freewill@realty.co.nz  
[freewillrealty.co.nz](http://freewillrealty.co.nz)



Floor 2

THIS PLAN IS INDICATIVE ONLY.  
ACTUAL MAY VARY.



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.