

# 42A BAYCROFT AVENUE PARKVALE



## FOR SALE

### ALMOST NEW & HAS GREAT VIEWS

Stepping into your nearly-new residence, built in 2022, you will find an exquisite townhouse harmonizing modern aesthetics with everyday comfort, presenting a lavish lifestyle complemented by stunning vistas of the Waimapu Estuary.

Upon entering, you are enveloped in a welcoming ambience. The expansive, light-filled open-plan design seamlessly connects the living, dining, and kitchen areas, perfect for entertaining guests or enjoying moments with loved ones.

The kitchen is a chef's delight, featuring modern appliances and generous storage. It serves as the focal point of the home, allowing you to prepare meals whilst engaging in conversations. The dual-level layout enhances the sense of space, ideal for families and those with a passion for hosting.

Step outside onto your private deck—a tranquil spot for morning coffees or BBQs with friends. The outdoor entertainment area is perfect for warm summer evenings and creating those memorable moments. The fully fenced yard provides a haven, safe for children and pets to play freely.

With three bedrooms and two bathrooms, everyone enjoys ample personal space. The master bedroom is located on the first floor and includes a walk-in wardrobe and a luxurious ensuite with a large display window showcasing estuary views. The main bathroom and two additional bedrooms are on the ground floor, each with built-in wardrobes, ensuring plenty of storage.

Parking is effortless with space for three vehicles off-street, complemented by a backyard shed for additional storage.

Spanning 121 square meters indoors and set on a 353 square meter plot, this property strikes a perfect balance between indoor elegance and outdoor tranquility. Imagine waking up to breathtaking estuary views every morning, surrounded by natural beauty.

Do not miss out—contact us today to schedule a viewing. Opportunities like this are fleeting, so act now to embrace life in this exceptional townhouse.

3 BED | 2 BATH | 0 CAR

PRICE:  
Enquiries Over \$699,000

OPEN FOR INSPECTION:  
N/A



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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.