

11 BALLINTOY PARK DRIVE,  
WELCOME BAY, TAURANGA, **BAY OF PLENTY**

**YOUR PROPERTY** 



# FOR SALE

**FABULOUS FOR FAMILY ON RURAL FRINGES**

4  | 2  | 2 

Steeped in a tranquil atmosphere because of its proximity to the rural farmland of western Welcome Bay, this gorgeous home is something rather special for those who are searching for greener pastures. Elevated for some added perspective, the single level residence captures distant vistas of the Kaimai Ranges. A generously proportioned 185 sqm (approx.) four-bedroom floor plan is sensibly configured to ensure everyone has space to spread out.

The interior is tastefully neutral and has been well cared for with loads of sunshine and natural light creating a compelling sense of balance and relaxation. Open plan living areas and a stylish and sizable kitchen have durable timber look laminate flooring – a real Godsend for those with a steady flow of energetic kids and family pets rocketing inside from the garden. A ranch slider accesses a sunny patio for alfresco entertaining and the separate media room or family lounge has attractive chapel ceiling and a heat pump. All four bedrooms have built in closets while the spacious master has outdoor access, walk-in wardrobe and tiled floor ensuite. Both bathrooms are equipped with heated towel rail and the family bathroom adds a bathtub and has powder room toilet separate. The internal access double garage with integrated laundry is warmly carpeted so could be a rumpus hangout space on wet days if desired.

The 540 sqm (approx.) section comprises largely of flat, fully fenced and hedged lawns and plenty of off-street parking in front of the

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