

447 PORIPORI ROAD,  
LOWER KAIMAI, WESTERN BAY OF PLENTY,

YOUR PROPERTY **HQ**



# FOR SALE

CREATE ENDURING FAMILY MEMORIES

3  | 1  | 4 

Nestled on a secluded lifestyle block this 7356sqm (approx.) of flat land is the perfect sheltered setting for a modern 1990s home. Savour the perfect escape on a sought-after country lane and appreciate the space and tranquillity yet be so very close by car to the bustling city for all the essentials. There's something for everyone with avocado trees and parklike lawns, along with a well fenced above ground swimming pool and spa close to the house.

The 1990s built house has an accommodating layout with open plan lounge and dining areas well warmed by log burner, heat pump and HRV system. Basking in sunshine with cosy cat-friendly window seat, ranch sliders link interior living with a large, covered patio for endless barbecues and parties. The kitchen is amply glazed and has just been completely renovated including the vinyl laminate flooring, while new Fisher & Paykel appliances and lots of cabinetry make the cook's job a cakewalk. Three generous bedrooms are snug and inviting anchored by the same deep-toned carpet featured throughout. These and a small office off the renovated laundry room share in a brand new fully tiled toilet and neighbouring full-size bathroom complete with fashionable black fittings and a standalone bathtub. The internal access double garaging is carpeted while a detached double garage on the rear boundary and adjacent tool shed provide copious workshop utility zones.

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