

FOR SALE

SHEER LUXURY! 3 LIVING 6 BED 3 BATH+GYM ON 5225M2

What can one say about this outstanding 441m2 home which is set on 5445m2 Section overlooking the picturesque Gulf Harbour Marina? There are only so many superlatives one can use, and I could use them all, suffice it to say you MUST view this amazing property!

As you arrive at this superb home you'll be immediately impressed by it's scale and striking exterior and then as you set foot through the large double doors you're met with the memorable initial impression of the sweeping, elegantly curved Kwila staircase, a fitting welcome to a superior home.

The palatial entrance flows beautifully through to the expansive open plan lounge, dining and kitchen which showcases breathtaking views over the Marina.....truly a WOW! moment. This space provides the indoor/outdoor flow onto the large deck which also enjoys these incredible views.

The high-quality Kwila flooring runs throughout this home, creating a warmth and richness which speaks to the quality of the build.

Space and Style are the theme of this spectacular home, with 6 bedrooms, 2 are Masters with en-suite bathrooms, the one located on the lower-level has a walk-in-robe and access to the deck, the 2nd Master on level-two also has a walk-in-robe and a large en-suite bathroom, making this an ideal multi-generational home.

But we're not finished, there are also two more lounges, an office, a gym/workshop, a triple garage and storage, storage, storage, there is room for everybody!

With a verdant, terraced garden and multiple plantings, this picturesque setting blends ideally into the surrounding greenery giving one the feeling of space and isolation and yet you are just minutes from excellent schools including Wentworth Cambridge School, beautiful beaches, shops, restaurants, cafes, golf club and Marina with 24 ferry sailings per day(weather permitting)

But don't take my word for it, view this breathtaking beauty today!

6 BED | 3 BATH | 3 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

N/A

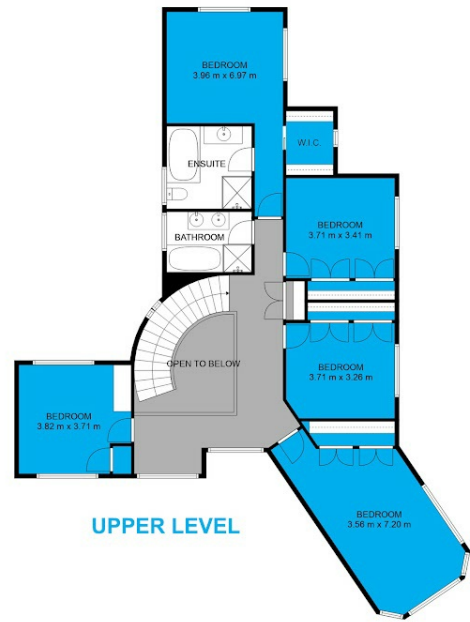


Oleg Lykov

021817338

teamlykov@realty.co.nz

[Natalia and Oleg Lykov Website](#)



64 Balboa Drive, Matakatia

DISCLAIMER: Plans and measurements shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources and suitably qualified professionals, prior to the auction date.

Myagent
Property Marketing Solutions

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.