18 TRAVERSE LANE,
OMOKOROA, WESTERN BAY OF PLENTY, **BAY OF PLENTY**

YOUR PROPERTY HQ

SOLD

LIVE THE DREAM IN UPMARKET LOCATION

3 | 2 | 2

This gorgeous, double-glazed brick and cedar weatherboard home nestles on a small safe lane catering to small children perfecting their scooter and biking skills. Meanwhile, the nearby 18-hole golf course and coastal waters on the leeward side of Matakana Island provide a tempting playground for families that promises to be a game changer for weekend leisure and lifestyle activities.

The contemporary home feels immensely spacious on a single level 169 sqm (approx.) floor plan. The generously proportioned front entrance hall harmonises solid timber-look flooring with neutral toned walls, and this continues through to open plan dining and kitchen area with study nook and substantial heat pump. Here the composite stone central island workspace will appeal to keen cooks, as will an upgraded dual function oven, induction hob and large walk-in pantry with room for a second fridge. The living room can be closed off for some quiet downtime and separation away from the noise from dining table activity and both these areas have ranch sliders accessing a wraparound barbecue deck partially protected by louvre roof with adjustable foils. The 453 sqm (approx.) section is child friendly with safe well-configured fully fenced back lawn offering a spot for trampoline, play equipment, and pet owners can relax too. All carpeted bedrooms are generous doubles with the master also exiting to the deck and comprising of its own walk-in wardrobe and chic ensuite. Other bedrooms share the beautifully tiled main bathroom with bathtub and frameless glass shower.

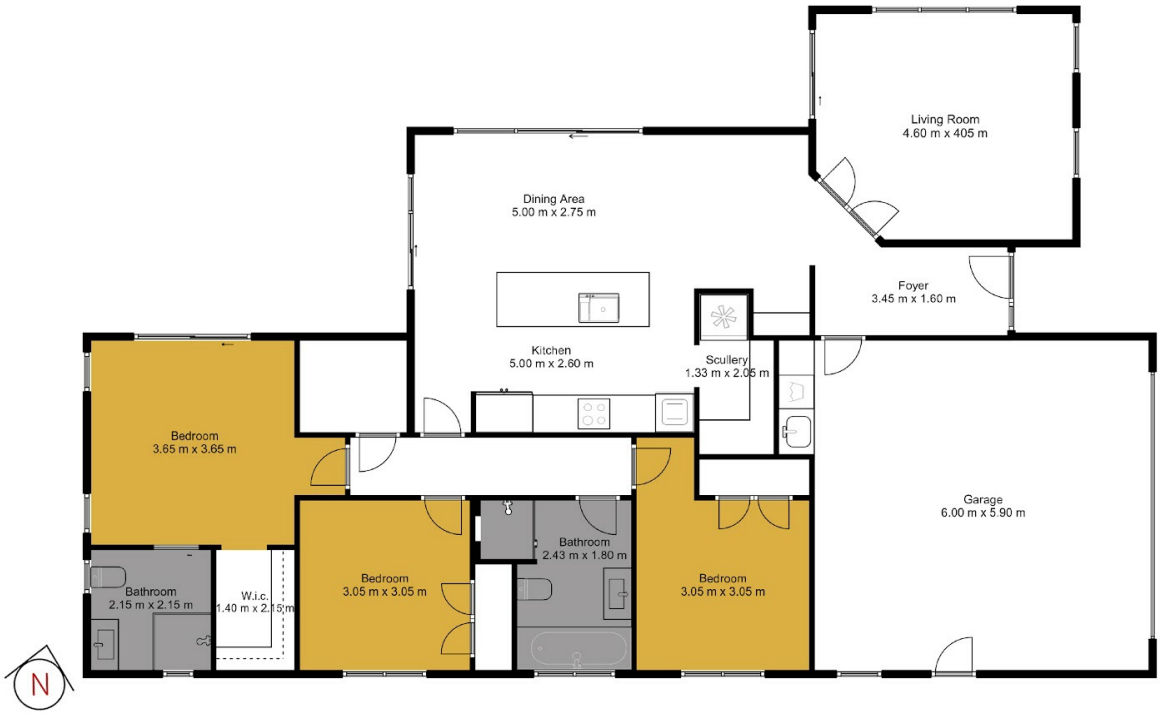
Nicholas Meloni | 0275544898 | nicholas@yourpropertyhq.co.nz | yourpropertyhq.co.nz

@realty Limited Licensed REA 2008

18 TRAVERSE LANE,
OMOKOROA, WESTERN BAY OF PLENTY, **BAY OF PLENTY**

PRICE: $930,000

OPEN FOR INSPECTION: N/A



YOUR PROPERTY HQ

18 Traverse Lane

DISCLAIMER: Plans 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.

MEDIA MASTERS

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.(Rev NZ#1)

Nicholas Meloni | 0275544898 | nicholas@yourpropertyhq.co.nz | yourpropertyhq.co.nz