

55 FALCON DRIVE,
WELCOME BAY, TAURANGA, **BAY OF PLENTY**

YOUR PROPERTY 



SOLD

RURAL HUES AND PRETTY VIEWS

3  | 2  | 2 

Attention insomniacs! You're sure to fall asleep faster in this lovely home nestled in a peaceful neighbourhood edging the rural pasturelands west of Welcome Bay. The double-glazed brick residence was built in 2013 and evokes a fresh and contemporary vibe with plenty of entertaining spaces inside and out. Ideally configured with an innovative 164 sqm (approx.) floor plan, the single level abode is the perfect family home guaranteed to keep any busy crew happy.

Warm deep-toned carpet underpins the open plan living room and dining area where subtle toned pastel walls, rural views and abundant natural light create a sense of calm. A heat pump adds cosiness in the winter months while alfresco zones are a boon in summer as sliders stack back to connect with a sunny barbecue deck and flat lawns. The kitchen featuring a snazzy red tile back splash has central island bench, stainless steel appliances and plenty of cabinetry. Three bedrooms are comfortable and quiet – including the master bedroom with ensuite, large wardrobe and ranch slider to the deck. The main family bathroom includes a bathtub and shower cubicle. Good storage throughout, and off-street parking sits outside internal access, carpeted double garaging integrating the laundry and a door to the aggregate covered utility courtyard.

The elevated 632 sqm (approx.) property with established gardens has lushly established hedged and safely fenced grounds - perfect for

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

@realty Limited Licensed REA 2008

55 FALCON DRIVE,
WELCOME BAY, TAURANGA, BAY OF PLENTY

YOUR PROPERTY **HQ**

PRICE: \$887,000

OPEN FOR INSPECTION: N/A



YOUR PROPERTY **HQ**

55 Falcon Drive

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