

**35 KANAPA CLOSE,**  
PAPAMOA, TAURANGA, BAY OF PLENTY

**YOUR PROPERTY** 



# FOR SALE

**GET YOUR YEAR OFF TO A SOLID START**

3  | 2  | 2 

Nestled on a safe cul de sac just a short bike ride from Papamoa's famous surf, this 2019 built home promises to be a comfortable retreat for all. Surrounded by other quality dwellings in a peaceful neighbourhood favouring young families and retirees, the property is located close to all the essential amenities. Pivotaly addressed to swiftly connect with main arterial routes, those who need a hassle-free commute across Tauranga, north to the Mount or down the southern coast will see the value and benefits here.

The home's layout has been brilliantly designed to maximise every part of the 170 sqm (approx.) floor plan. A beachy theme is the aesthetic vibe with neutral palette complementing limewashed timber-look laminate flooring and elegant deep-toned carpeting. The open plan living area is warm and cosy in winter with heat pump standing by along with ample sunshine pouring in from ample glazing. Ranch sliders stack back to reveal a private barbecue patio protected by Archgola roof for all seasons alfresco entertaining. A stylish kitchen caters for keen gourmet cooks with well-appointed scullery, island bench, stainless steel appliances and subway tile back-splash walls. Distinctively linear roller blinds display a trendy and practical window treatment throughout while the master bedroom comprising ensuite and patio access adds soft dreamy drapes to the mix. A family bathroom with shower, bathtub and vanity serves two more bedrooms with one usefully accessing it as an ensuite. The internal access double garage has laundry integrated and there's ample off-street parking for more cars.

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OPEN FOR INSPECTION: N/A



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35 Kanapa Close

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