

28 SUNNY BAY ROAD,
MATUA, TAURANGA, **BAY OF PLENTY**

YOUR PROPERTY **HQ**



FOR SALE

VENDOR IS PACKED AND READY TO GO!

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At the end of an exclusive cul de sac and elevated above the inner harbour this property has sweeping vistas across native bush to the wetlands, Bethlehem and Kaimais. This top Tauranga suburb has excellent schooling including sought-after Matua School and the stylish 1960s home is particularly suited to extended families. This is your chance to just move in, enjoy life, and maximise the useful ground floor granny flats.

The home has an advantageous layout if you are ready to lose track of time watching the water activity beyond huge picture windows. A formal carpeted living room has ranch sliders accessing a deck for entertaining while on the eastern side, seamless flow leads to a private and sheltered courtyard with pergola - ideal for barbecue nights and relaxing in the sunshine. Raked ceilings add volume and spatial generosity to a dining and sitting room anchored by engineered oak finish timber floor and featuring dazzling mood lighting. Family life revolves around the open plan French country kitchen where subway tiles, island bench, and walk in pantry create the ultimate culinary HQ. In total five bedrooms establishes the home as one for big families with the ground floor offering a food prep area and two bedrooms each with a bathroom – though this space with its own patio exit could also be deployed to use as a work from home base, or provide additional passive income through 2 self contained, private and rentable spaces. Glamorous Italianate bathrooms incorporate marble-look tiling with one having a freestanding bathtub while detailing and tapware is chrome. There's a double carport and under house storage for

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PRICE: Enquiries Over \$1,295,000

OPEN FOR INSPECTION: May 4 at 12:00pm - 12:30pm



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This Plan Is For Presentation Only And Not Part Of Any Legal Document Or Title.

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.

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