



# FOR SALE

## WATERFRONT LIVING AT ITS FINEST

Imagine capturing a breathtaking 180-degree view in a frame - except here, it's your everyday reality. This stunning property offers an unparalleled connection to the Waikareao Estuary, where the ever-changing tides create a mesmerising backdrop.

Entertaining on the expansive deck will leave your guests in awe, while the generous 1,014sqm (approx.) section provides both privacy and space to enjoy. The large storage shed in the garden offers an ideal space for kids to hang out and play in, store outdoor gear, a hobby space, or even a yoga retreat.

Inside, the home is just as impressive. The open-plan living area features soaring raked ceilings and is warmed by a fireplace, creating a welcoming and inviting atmosphere. The contemporary kitchen ensures you never miss a moment of the stunning view - whether you're cooking, dining, or even washing dishes, the tide's rhythm keeps you captivated.

With three double bedrooms and two bathrooms, including a master suite with an ensuite and walk-in wardrobe, comfort is a given. The double garage adds practicality, while a separate laundry enhances ease of living.

Nestled on sought-after Milton Road, this exceptional home sits within the coveted Pillans Point School zone - a prime location for families and lifestyle seekers alike.

Our overseas vendors have made the decision to stay put in Asia, meaning this incredible property must be sold! Don't miss this rare opportunity - call us today!

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
Asking price \$1,219,000

**OPEN FOR INSPECTION:**  
Apr 27 at 1:00pm - 1:30pm



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# 56 Milton Road, Otumoetai



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.

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