



# FOR SALE

## HIDDEN WATERFRONT HAVEN

Tucked away in a quiet cul-de-sac in the Avenues, this exceptional home is a private retreat that embraces its prime inner harbour location. Step onto the expansive deck and immerse yourself in the tranquillity—whether you're soaking in the spa, entertaining friends and family, or simply unwinding in the peaceful surroundings.

The home's unique split-level design ensures breathtaking panoramic water views from all living areas and both upstairs bedrooms. High exposed timber ceilings enhance the sense of space, flooding the interiors with natural light.

At the heart of the home, the open-plan family room and kitchen offer a welcoming space for both relaxation and connection. The kitchen's island breakfast bar is the perfect perch for kids while meals are prepared against a stunning waterfront backdrop. A cosy wood burner ensures warmth and comfort during the cooler months.

A separate lounge, brimming with character provides the ultimate sanctuary—you won't want to leave once you settle in.

From the living area, step up to the main bedroom, complete with a spacious ensuite, double vanities, and funky wallpaper. The second bedroom shares equally spectacular views, with the main bathroom conveniently adjacent.

Downstairs, a third bedroom, bathroom, and sunroom open out to a sunny rear deck—ideal for extended family, a teenager's retreat or a private guest wing.

The expansive lower level presents exciting possibilities—convert it back into additional garaging for car enthusiasts, create extra bedrooms, or utilise it as the current owners do, as an office, rumpus, and gym space.

With Tauranga Intermediate and both Girls' and Boys' Colleges within walking distance, school runs become a thing of the past. This prime location also offers easy access to shopping centres, Tauranga Hospital, and an array of local cafes.

Our owners are fully committed to selling, with their sights set on another property.

Seize the moment and arrange your private viewing today!

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

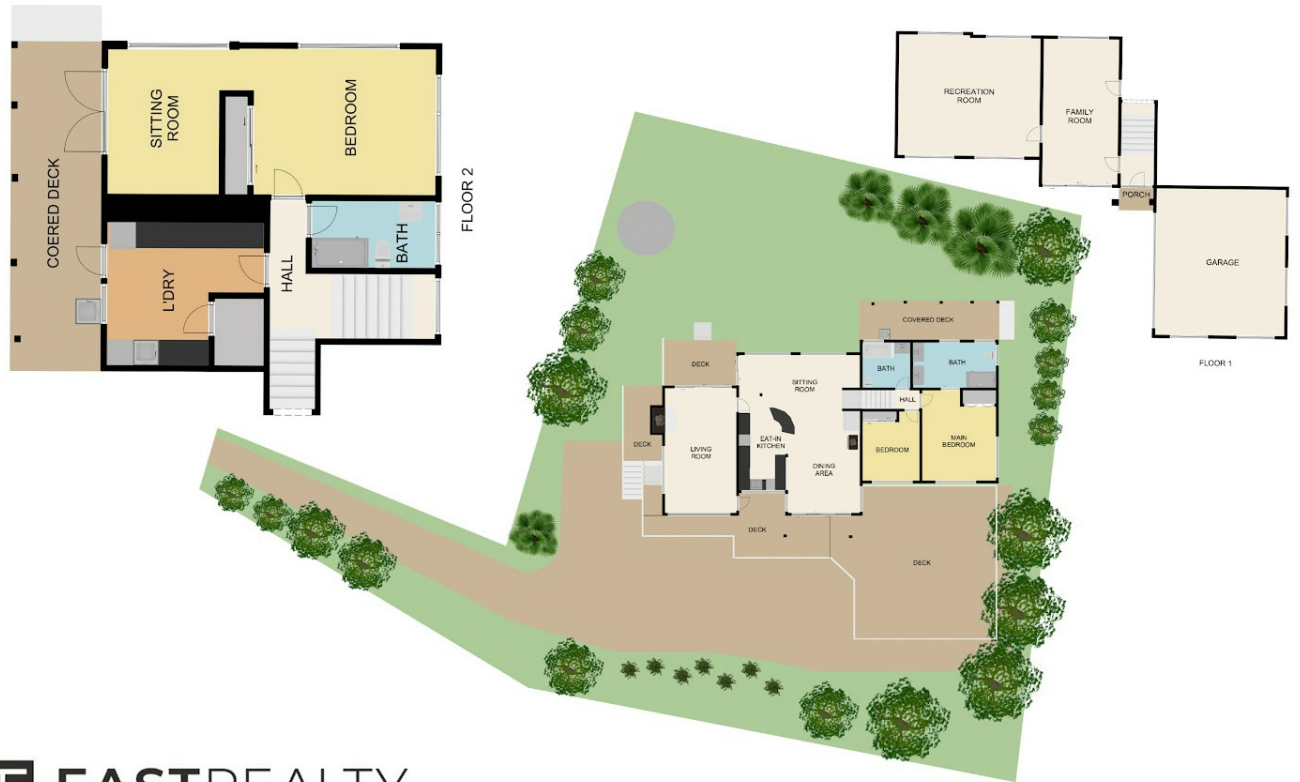
PRICE:  
Asking price \$1,350,000

OPEN FOR INSPECTION:  
N/A



**Jude McIsaac**  
**0275982678**  
 jude@eastrealty.co.nz  
 East Realty

# 3 Eighteenth Avenue, Tauranga



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.