

22 TIRIA DRIVE,
PAPAMOA BEACH, TAURANGA, BAY OF

YOUR PROPERTY **HQ**



FOR SALE

LOOKING FINE AND FULL OF SHINE

3  | 2  | 1 

Welcome to this beach-handly base that forces you to escape the rat race and go with the flow. The 2019 brick and Linea weatherboard home on a quiet connecting street is where kids learn to bike without trainer wheels and forever friendships are forged with the neighbours. The perfect starter for a first home buyer, perhaps with a couple of small children, wanting a soft and safe place to land at the end of a busy workday wrangling toddlers and earning a crust.

Attractively presented, the 142 sqm (approx.) pitch roof residence is well configured for all day sun. A neutral and elegantly curated décor complements a practical floor plan where tiled entranceway leads to the rear of the home for admirable open plan living. Generously proportioned, open plan lounge and dining areas with a study nook are warmed by heat pump and wall heater while ranch sliders connect to a secluded barbecue patio and flat lawns beyond. A smart kitchen with plentiful cabinetry includes double sink, stainless steel appliances and a large island bench for the hungry hordes to assemble around. All three bedrooms are generously proportioned with the master bedroom having a walk-in wardrobe and ensuite with tiled floor. Similarly presented, the main bathroom is handsomely anchored in tiles and comprises of bath, shower, floating vanity, and toilet. A single garage is internal access and carpeted and integrates the laundry tub, while extra parking on the forecourt is flanked by more lawns.

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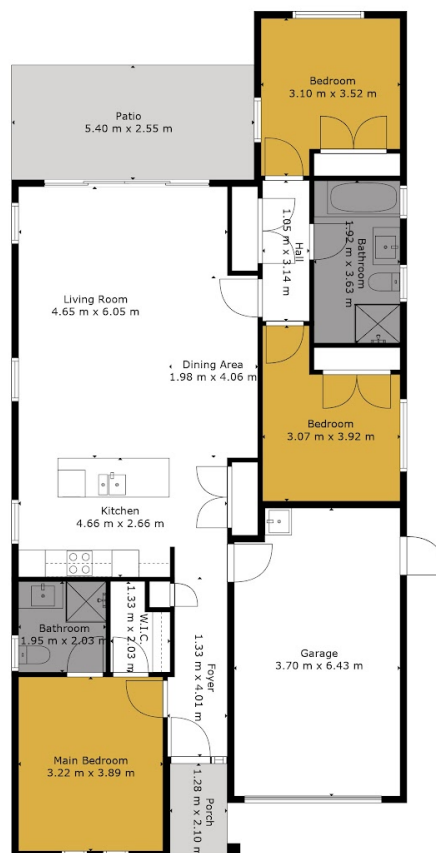
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PAPAMOA BEACH, TAURANGA, BAY OF PLENTY

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PRICE: Enquiries Over \$825,000

OPEN FOR INSPECTION: N/A



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