

15 MIDDLEBROOK DRIVE,
KATIKATI, WESTERN BAY OF PLENTY, BAY OF

YOUR PROPERTY **HQ**



FOR SALE

FOREVER HOME TODAY FOR FAMILY HARMONY

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Spacious and sunny this superb property on a wide street within sight of the Kaimai Ranges, presents a well-maintained 210 sqm (approx.) brick and tile single level residence. This lovely property has boxes ticked for those seeking a quiet spot to raise a family or those wishing to settle in an embrace their low maintenance retirement lifestyle.

Open plan living is a successful merger with the tiled floor dining area comprising of ranch sliders accessing the private barbecue patio and fully fenced back yard complete with thriving vegetable beds and some lawn for the pooch. The second carpeted lounge is a boon if you need to relocate the teens for gaming and Netflix pizza nights or it's a perfect breakout retreat for adulting and entertaining in peace. The modern kitchen with black granite benchtops has stainless steel appliances, copious cabinetry and strategically located island bench for social gatherings. Four bedrooms share two bathrooms with master having an ensuite and walk-in wardrobe while exterior access to the patio provides blissful air flow on those hot Katikati summers. The family bathroom is generously proportioned and has toilet conveniently separate while the internal access double garage integrates lots of storage and the laundry sits separate.

The 650 sqm (approx.) full size freehold section has some off-street parking and includes a garden shed for the tools and paraphernalia. Walking into the centre of town takes 15 minutes skirting Moore Park while Woolworth supermarket is just around the corner. Handy for

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PLENTY

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PRICE: Enquiries Over \$895,000

OPEN FOR INSPECTION: N/A



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