

171 TE RANGA MEMORIAL DRIVE,  
PYES PA, TAURANGA, BAY OF PLENTY

YOUR PROPERTY **HQ**



# FOR SALE

HIGH END DESIGN WITH AN EYE ON THE HORIZON

3  | 2  | 2 

With a vision focussed on thoughtful design and meticulous craftsmanship, this beautiful 2020 completed residence on the city's rural borders captures an enviably restful green scene. One of just a handful in the neighbourhood enjoying this special aspect across the lagoon to the adjacent bush lined crescent, this exceptional property is overflowing with a range of outstanding features and covetable designer elements.

A sleek and stylish 200 sqm (approx.) interior follows a crisp monochromatic motif with deep toned charcoal carpet underpinning open plan living and dining areas with high raked ceilings. Designer lighting makes a modernist statement while abundant glazing welcomes plentiful natural light and frames the lovely views. Expansive stacking sliders provide easy flow to the sunny alfresco patio – the perfect spot to sit and admire the view with friends while the barbecue chef does his thing. The contemporary kitchen with walk in pantry and integrates robust tiered island, black tiled back splash, and dual wall ovens. A barn door slides back to reveal a second separate lounge with wall mounted gas fire for media nights or just to take quiet refuge from noisy family activities. Of the three double bedrooms, the master with ensuite and walk in wardrobe also has access to the patio. Highly specced bathrooms continue the upmarket black and white theme with extensive tiling, carbon black tapware, and floating vanities.

Nicholas Meloni | 0275544898 | [nicholas@yourpropertyhq.co.nz](mailto:nicholas@yourpropertyhq.co.nz) | [www.atrealty.co.nz](http://www.atrealty.co.nz)

@realty Limited Licensed REA 2008

171 TE RANGA MEMORIAL DRIVE,  
PYES PA, TAURANGA, **BAY OF PLENTY**

**YOUR PROPERTY** 

PRICE: Asking price \$1,299,000

OPEN FOR INSPECTION: May 4 at 11:45am - 12:15pm



**YOUR PROPERTY** 

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.

Nicholas Meloni | 0275544898 | [nicholas@yourpropertyhq.co.nz](mailto:nicholas@yourpropertyhq.co.nz) | [www.atrealty.co.nz](http://www.atrealty.co.nz)