

18 TABRAHAM CRESCENT,
PYES PA, TAURANGA, **BAY OF PLENTY**

YOUR PROPERTY 



SOLD

START THE STORY IN A SUNNY SPOT

3  | 2  | 2 

Situated on a tranquil crescent in a popular and family-focussed Lakes neighbourhood, this well-presented 2022 built home has all the attributes first home buyers, young families, downsizers, and astute investors could wish for. Low maintenance inside and out, this is a golden opportunity to be part of a vibrant community well known for its proximity to outstanding amenities and main arterial routes.

The single level 152 sqm (approx.) brick, linea weatherboard and tile double glazed dwelling is modern and sunny with a great orientation and beguiling street appeal. A trendy and neutral décor defines a well configured layout with an open plan lounge and dining area underpinned by deep toned carpet. Cosily warmed by a wall mounted heat pump and with seamless flow through ranch sliders to the patio and lawns, this is a home for all seasons and reasons. Integrated into these entertainment zones, a smart and sleek kitchen boasts engineered stone benchtops, gleaming stainless-steel appliances, tiled back splash and dual sink. Three double bedrooms all have built in closets with the master having a walk-in wardrobe and adjacent ensuite. The tiled family bathroom combines bathtub, shower, floating vanity and toilet while the laundry resides within the internal access double garaging.

There's plenty of off-street parking for the bigger toys on this an easy care 375 sqm (approx.) section. The grounds are something of a blank canvas so keen gardeners can have a literal field day setting up the autumn vege beds along with some fruiting trees and ornamental

Nicholas Meloni | 0275544898 | nicholas@yourpropertyhq.co.nz | yourpropertyhq.co.nz

@realty Limited Licensed REA 2008

18 TABRAHAM CRESCENT,
PYES PA, TAURANGA, **BAY OF PLENTY**

YOUR PROPERTY **HQ**

PRICE: \$875,000

OPEN FOR INSPECTION: N/A



YOUR PROPERTY **HQ**

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. (Rev NZ#1)

Nicholas Meloni | 0275544898 | nicholas@yourpropertyhq.co.nz | yourpropertyhq.co.nz