

ADDRESS UPON REQUEST



FOR SALE

EXQUISITE, HIGH-SPEC HOMES 4 A SUPER AFFORDABLE!

When the offer becomes unconditional, all buyers who submit their offers on or before March 31st through Kenneth Alexis of At Realty are entitled to \$1000 worth of lawyer fees.

Discover contemporary living in this beautifully appointed three-bedroom townhouse with a study nestled in the heart of Mount Wellington, just moments from Auckland's premier shopping destination, Sylvia Park. This double-story residence combines modern comfort with practical living across a generous 124 square meters of thoughtfully designed space.

Step inside to find an impressive layout that caters perfectly to modern family life or professional living. The home boasts three well-appointed bedrooms, including a master suite with an ensuite, plus two additional bathrooms, ensuring perfect functionality for family members or guests. The lounge area provides a welcoming space for relaxation and entertainment, enhanced by quality features throughout.

Indoor comfort is assured year-round with reverse cycle air conditioning, while practical amenities enhance daily living. The property showcases an array of premium features, including:

- Built-in wardrobes for ample storage solutions
- Modern kitchen with a quality, fully integrated dishwasher
- Dedicated study space perfect for working from home
- Secure broadband connectivity throughout
- Comprehensive alarm system for peace of mind

The outdoor living spaces have been thoughtfully designed to maximize the enjoyment of Auckland's climate. The property offers:

- Multiple entertainment areas, including a spacious deck
- Private courtyard perfect for alfresco dining
- Fully fenced grounds providing security and privacy
- Remote-controlled internal access garage.

This low-maintenance property is situated in a manageable section and delivers the perfect balance of comfortable living and outdoor enjoyment. The location is outstanding, with the

3 BED | 3 BATH | 1 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

N/A



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