

1 WARD STREET,
GATE PA, TAURANGA, BAY OF PLENTY

YOUR PROPERTY **HQ**



FOR SALE

4 + 2 EQUALS BANKABLE LIVING

6  | 3  | 3 

This immaculate duplex property is positioned within easy reach of top amenities and just a short commute to the city centre. With a northwest facing orientation, the 2023 built Palisade clad double glazed residence has an outlook across the valley to capture restful semi-rural vistas. This home and income configuration will appeal to rental investors, buyers who may live in one and let the other, or families with extended, blended or an intergenerational household.

The main four-bedroom home has easy flow and a carpeted living and dining areas connecting seamlessly with the wide wraparound deck for entertaining and relaxing in the sun. Timber laminate flooring borders heavy traffic areas and extends into a stylish kitchen complete with Bosch appliances, dual sinks, spacious benchtops, and walk-in pantry. Bedrooms are configured as two up and two down - all doubles with each comprising abundant closet space. The upstairs master has deck access and green vistas, its own walk-in wardrobe, and an ensuite while the main family bathroom includes back to wall tub, shower and vanity. Ground floor spaces include an entrance foyer, while a third toilet conveniently combines with separate laundry. The separately power and water metered two-bedroom, one-bathroom downstairs flat repeats the high-quality finish and fittings. A front deck flows from an open plan living area incorporating a chic well-equipped galley kitchen which again displays the classic subway tile back splash. There's ample storage, and a freestanding double garage can be added prior to settlement at the purchaser's request, for an additional cost above the asking price.

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PRICE: Asking price \$1,230,000

OPEN FOR INSPECTION: N/A



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