



## FOR SALE

### THE CAT'S PYJAMAS, THE BEE'S KNEES, AND MORE!

Welcome to 12 Berba Lane, a home that's on point in every way.

If a spacious, near-new, lock-up-and-leave property is what you're after, then this beautifully located, elegantly presented, two-level townhouse (built in 2021) is calling your name.

Why you'll love it:

- The eye-catching exterior. Featuring trendy vertical shiplap weatherboard cladding and a sleek metal roof.
- Perfect positioning. Nestled down a serene no-exit lane with a row of quality homes on one side and pretty planting on the other.
- Relaxing living environment. A light, airy open-plan living area that flows seamlessly to a deck complete with timber seating and a petite, fenced garden – maximum enjoyment with minimal upkeep.
- A kitchen with that WOW factor. Ample workspace, mod cons galore, and even room for your double-door fridge.
- Work from home. A tucked-away office near the entrance, offers peace and seclusion – ideal for focused work away from the bustle of living areas and bedrooms.
- Room for family and guests. Upstairs, you'll find four spacious bedrooms, including a master suite with an ensuite and walk-in wardrobe.
- Stylish bathrooms. The family bathroom has both a shower and a tub plus there are chic LED mirrors with demisters in both bathrooms. And there's a guest w/c on the ground floor too.
- Extras galore. Built-in speakers, intercom, alarm system, heat pump, bonus laundry storage, the luxury of gas HW....and a cat door! Even your feline friend will approve. Purrfect!
- Practical parking. Single internal-access garaging plus additional off-street parking.
- The locale. Just moments from the vibrant Northwest Shopping Centre and motorway onramps. Heading north or south is a breeze.
- Sensible schooling options. Currently zoned for Whenuapai School (temp extended zone) and Massey High.

Sound like a bit of you? There's more to discover - but you'll have to visit!

4 BED | 2 BATH | 1 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

N/A

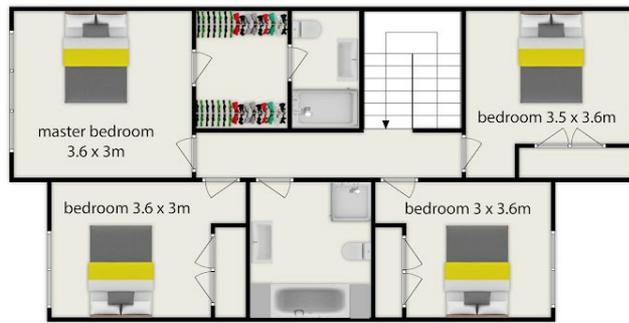


**Maria Santayana**

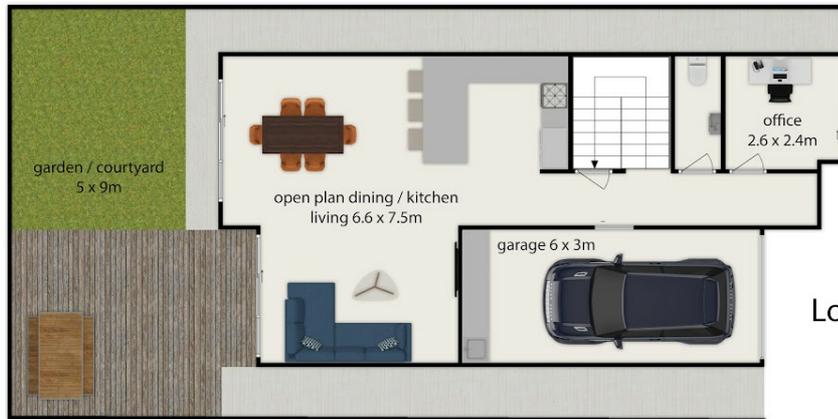
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Upper level



Lower level