



## FOR SALE

### LIFESTYLE. COMFORT. LOCATION. SORTED.

Our sellers are committed to their next move to the country and have found their next venture, and this much-loved home must be sold. If you're searching for a property that blends lifestyle, comfort, and convenience - you've just found it.

Positioned in sought-after Otumoetai, this beautifully presented four-bedroom, two-bathroom home offers a warm welcome the moment you arrive.

Freshly upgraded with new aluminium double glazing, plush carpets, and an HRV ventilation system, the home is warm, dry, and ready for its next chapter. A wood burner with a heat transfer system and a heat pump ensures year-round comfort.

The kitchen is a chef's dream - featuring granite benchtops, a gas hob, and a generous walk-in scullery. Whether you're whipping up a weekday meal or hosting friends, the open-plan layout connects effortlessly to a large deck, complete with a built-in pizza oven. From here, enjoy al fresco dining under the stars and elevated views of the sparkling city lights.

The fully fenced backyard is your private oasis - family-friendly and filled with fruit trees, plus raised vegetable gardens ready for your green thumb.

The flexible layout includes four bedrooms, with the master suite offering its own ensuite and direct access to the deck. The fourth bedroom is a versatile space - ideal as a rumpus room, home office, or music studio, tailored to your lifestyle.

Zoned for both Otumoetai Primary and Otumoetai College, this location is always in hot demand - ideal for families seeking quality education and community living.

Our owners have made an offer on a home in the country and are highly motivated to move on. This home must be sold!

To download Property Files please follow this link: <https://www.propertyfiles.co.nz/P-1988177>

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
Enquiries Over \$1,095,000

**OPEN FOR INSPECTION:**  
N/A



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