



## FOR SALE

### PRIVATE HAVEN ON A CALM CUL DE SAC

Tucked on a tranquil cul de sac, this 2019 built home has all the attributes first and probably even second home buyers will be seeking. The primarily brick clad double-glazed home with a tile roof offers a peace of mind decision for folks who want a modern well-maintained property in which to make memories and raise a family. The neighbourhood is a close-knit community with essential amenities and coastal beaches within easy reach.

The floor plan size (approximately 146 sqm) caters well for daily life and entertaining friends and family with entrance hall and dining area anchored by ash toned timber look vinyl flooring. The carpeted lounge has wall mounted heat pump, eye catching charcoal feature wall and ranch slider access to a super sunny alfresco patio. The stunning kitchen reiterates the elegant grey and white theme and features bulletproof engineered stone benchtops, dual sink, subway tile splash wall above the cooktop and stainless-steel appliances. Three double bedrooms and a study/nursery have plenty of storage while the master bedroom comprises of a door to the patio as well and boasts a walk-in wardrobe connecting to the ensuite. The main bathroom is spaciouly appointed with toilet, shower, and heated towel rail with more of the classic subway tile walls accenting bathtub and floating vanity. An internal access double garage has plenty of built in storage adjoining a substantial laundry hub with back door to the clothesline and garden shed.

There is room for two more cars to be parked off street on this 325 sqm (approx.) freehold section – flat and fully fenced to keep active kids and bouncy pups confined to home base. Minutes by car from the school gates and New World The Sands, it's also a short drive to the nearest beach access for swimming, surfing and relaxing on the sand. The property is also handy to main arterial routes for those needing to commute to Te Puke, the Mount, Papamoa and Tauranga city centre.

3 BED | 2 BATH | 2 CAR

#### PRICE:

Enquiries Over \$820,000

#### OPEN FOR INSPECTION:

N/A

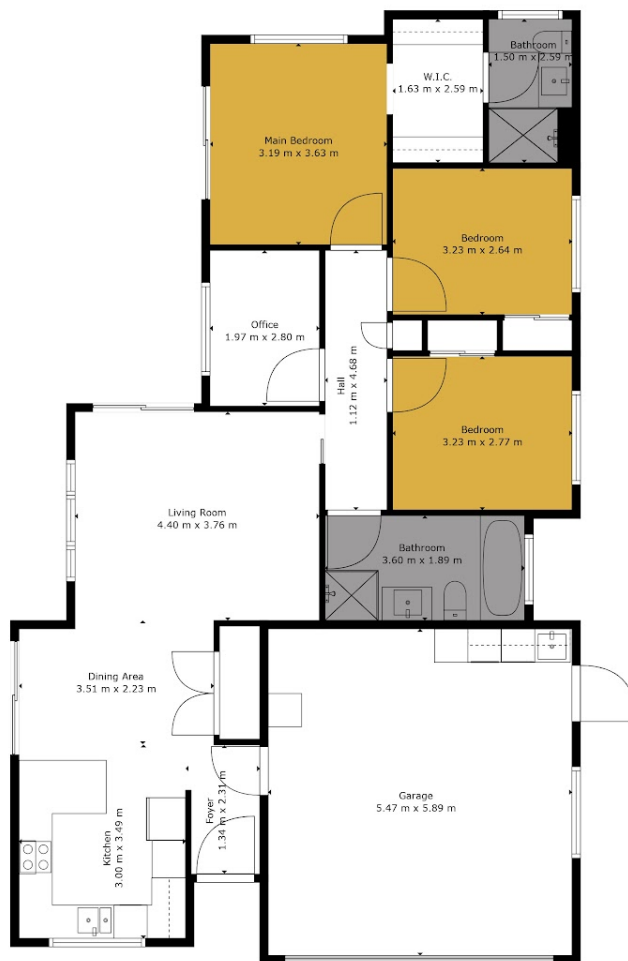


**Daniele Piga**

**02041327619**

[daniele.piga@yourpropertyhq.co.nz](mailto:daniele.piga@yourpropertyhq.co.nz)

[yourpropertyhq.co.nz](https://yourpropertyhq.co.nz)



YOUR PROPERTY **HQ**

This Plan Is For Presentation Only And Not Part Of Any Legal Document Or Title.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.