31 ROCHFORT CRESCENT,
PYES PA, TAURANGA, **BAY OF PLENTY**

YOUR PROPERTY HQ









SOLD

SETTING THE SCENE FOR A FAMILY DREAM

4 | 2 | 2

Nestled amidst other quality homes on a quiet loop crescent with a picturesque native bush backdrop, this immaculate property is ticking all the boxes and then some in this prestigious, popular neighbourhood. The home has an elegant monochromatic exterior and is superbly oriented to capture every drop of the sun. The handsome brick home will have enormous appeal for growing families and any buyer wanting proximity to community amenities.

The generous and versatile 212 sqm (approx.) layout works well for big gatherings and the usual daily household activities. A tasteful interior décor displays a light tone with HRV throughout and double glazed windows providing warmth and copious natural light. An allocated formal lounge with gas fireplace will be popular for those who want quiet time while an adjacent open plan dining area links to a family lounge incorporating cosy heat pump. Banks of bifold doors stack back creating multiple connections to a wide alfresco-come-barbecue patio with the pitch roof overhang providing welcome shelter on rainy days. An immaculate highly-specced open plan kitchen has white composite stone benchtops, a double sink and plenty of storage to satisfy the keenest chef. Four double bedrooms share two chic bathrooms with the master having an ensuite, walk-in wardrobe and external access. A double internal entry garage has generous forecourt parking for more vehicles.

Nicholas Meloni | 0275544898 | nicholas@yourpropertyhq.co.nz | yourpropertyhq.co.nz

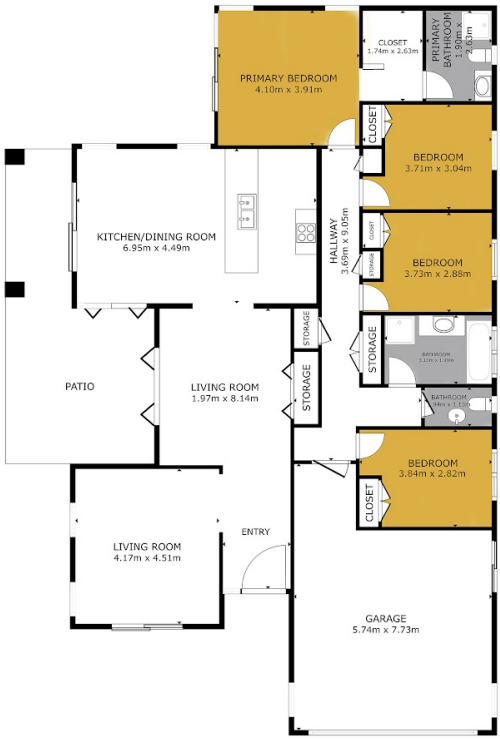
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PRICE: $1,050,500

OPEN FOR INSPECTION: N/A



FLOOR PLAN

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GROSS INTERNAL AREA
FLOOR PLAN 165.3 m²
EXCLUDED AREAS : GARAGE 36.7 m² PATIO 28.4 m²
TOTAL : 165.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.(Rev NZ#1)

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