



# FOR SALE

## OWNERS RELOCATING, OFFERS SOUGHT

There is a lot to be discovered once you walk through the doors of what can only be described as a truly gorgeous residence...

High stud ceilings in the open plan living areas create their own ambience of comfort, luxury and spaciousness. There is also a handy study nook, that is perfect for the computer or a cozy spot to snuggle up with your favourite book.

For those that love to entertain there is a large covered patio area complete with drop down sides, which means whatever the season, you will be able to host gatherings with family and friends. Spoil your guests with culinary delights from the designer kitchen, that has plenty of bench space, breakfast bar, storage and a walk-in pantry. The indoor and outdoor flow is a real treasure of the home.

At the rear of the section the current owners have lovingly developed terraced gardens to provide fresh fruit and vegetables for the family. The backyard is fully fenced to keep your little ones and pets, safe and secure.

All the bedrooms are spacious double sizes; the master bedroom boasts a walk-in robe and lovely ensuite. The family bathroom is large with a separate toilet adjacent. The internal double garage is a good size and there is also off-street parking available.

From here it's only a short walk to the neighbourhood playground, literally just up the road and you are a very short drive to the local Pyes Pa shopping centre with a convenient variety of businesses. The Tauranga Crossing Mall is also nearby, as is the local bus service.

Don't miss out, call for viewing details.

3 BED | 2 BATH | 2 CAR

### PRICE:

Price by Negotiation

### OPEN FOR INSPECTION:

N/A

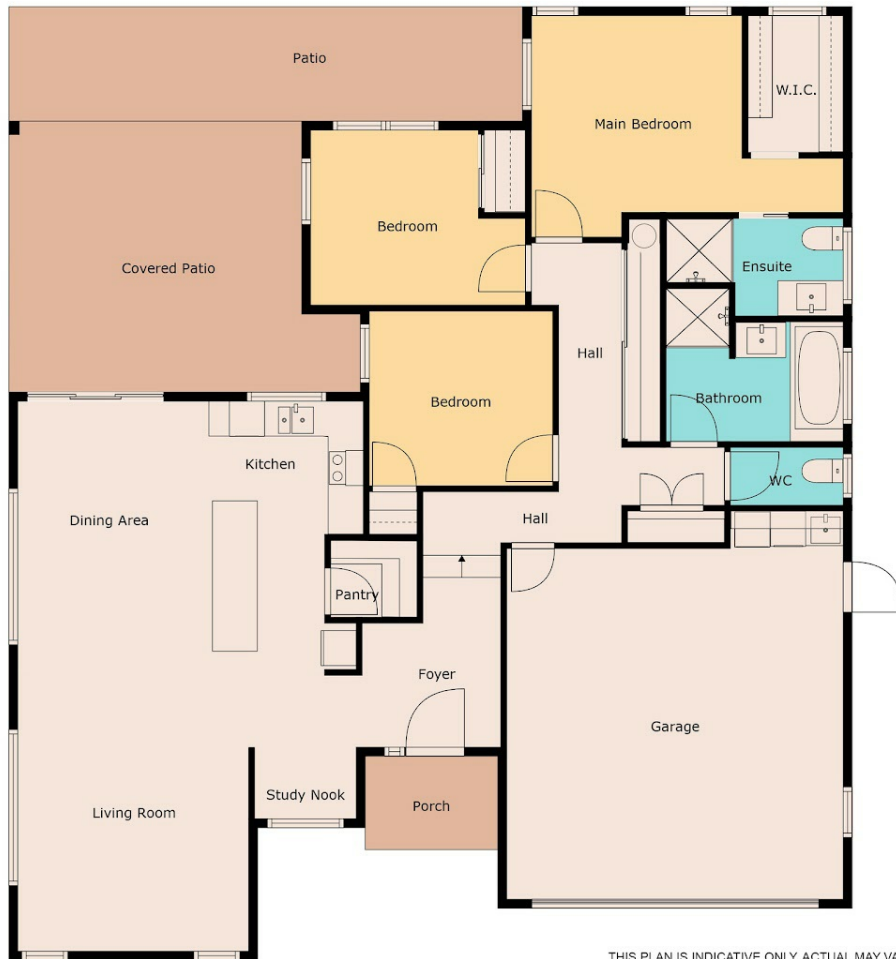


**Julie Williams**

**0272998670**

[julie@realty.co.nz](mailto:julie@realty.co.nz)

Julie Williams Realty



THIS PLAN IS INDICATIVE ONLY. ACTUAL MAY VARY.

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.