



**SOLD**

## THE ONE FOR YOU ON ARIA VIEW

Welcome to your new home!

Nestled in the prestigious suburb of Bethlehem, this magnificent 235 square meter residence stands as a testament to sophisticated family living. Positioned on a generous 650 square meter fully-fenced section, this impressive four-bedroom brick home offers the perfect blend of space, comfort, and modern convenience.

Notable features of this beautiful 235m<sup>2</sup> home include:

- Two spacious living areas - for family versatility
- A private master bedroom with ensuite plus three additional comfortably sized bedrooms
- Modern kitchen with gas cooking, and two well-appointed bathrooms
- Ducted vacuum system throughout
- Climate-controlled with gas heating and air conditioning
- Remote-controlled double garage
- Fully-fenced 650m<sup>2</sup> section with exquisitely landscaped gardens

Step inside to discover a thoughtfully designed floor plan, perfect for growing families who value both togetherness and also privacy. The master bedroom is a private Oasis with a large walk in wardrobe and spacious modern ensuite.

Indoor-outdoor flow has been carefully considered throughout the home, making the most of the property's generous proportions. Climate comfort is assured year-round with both gas heating and air conditioning systems, while the ducted vacuum system adds an extra touch of convenience to daily life.

The fully-fenced grounds provide a secure environment for children and pets, and the remote-controlled double garage offers a secure indoor parking space plus there is additional off street parking for those who need it.

This is an opportunity to secure your place in one of Tauranga's most desirable suburbs, where convenience meets comfort in a home that's ready to embrace your family's future.

This property is not just a house, it is a home – a place where you can make memories, build a future, and create a lifetime of happiness.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,330,000

OPEN FOR INSPECTION:  
N/A



**Monica and Gregory Young**  
**0220859297**  
mag@athomerealty.co.nz  
athomerealty.co.nz