



# FOR SALE

## ALAN MINTY CLASSIC IN LOWRY BAY

Positioned in the prestigious enclave of Lowry Bay, this magnificent double-storey residence commands attention with its impressive 450 sqm~ of thoughtfully designed living space. Set against the backdrop of Wellington's stunning harbour, this exceptional 4-bedroom home seamlessly blends sophisticated living with coastal charm.

Step inside to discover an abundance of living spaces, with four distinct living areas providing ultimate flexibility for modern family life. The master suite, complete with ensuite and built-in wardrobes, offers a private retreat, while three additional bedrooms serve growing families or guests with ease. Two well-appointed family bathrooms ensure morning routines run smoothly.

The home's comfort is assured year-round with three heat pumps throughout, while the charm of an open fireplace adds character and warmth to winter evenings.

Security and convenience are paramount with:

- Alarm system for peace of mind
- Remote-controlled triple garaging with off street for four cars
- High-speed broadband connectivity
- Modern appliances coupled with a high quality build

Outdoor living is a true highlight, with the 810 sqm~ section offering multiple entertainment zones:

- Expansive deck for alfresco dining
- Private courtyard
- Fully fenced grounds - perfect for pets
- Multiple outdoor entertainment areas perfect for summer gatherings

Close access to local walkways and just a stones throw away from the ever popular Lowry Bay beach.

The Eastern Bays community offers a perfect blend of suburban comfort and coastal living, with a strong sense of community reflected in its demographics and high proportion of professional residents.

This home represents an opportunity to secure a substantial property in a tightly held location

4 BED | 3 BATH | 4 CAR

### PRICE:

Price by Negotiation

### OPEN FOR INSPECTION:

N/A

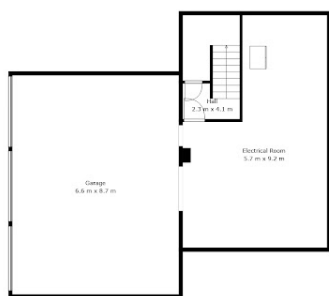
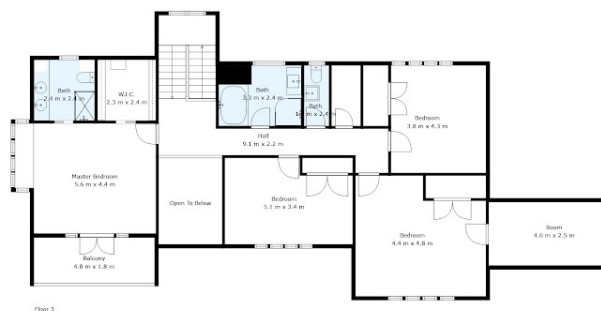


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.