4 MUDDLE LANE,
PYES PA, TAURANGA, **BAY OF PLENTY**

YOUR PROPERTY HQ









SOLD

SIMPLY BRILLIANT IN PRESTIGE NEIGHBOURHOOD

3 | 2 | 2

Built in 2020 and expressing a timeless yet contemporary elegance, this single level brick and board and batten home casts a dignified presence on this tranquil and desirable Pyes Pa lane. Despite the street name there is nothing but purpose, orderliness and good design defining this 159 sqm (approx.) dwelling nestling on a low maintenance 305 sqm (approx.) section. It's the perfect spot for busy people who want to keep their golf handicap in single figures and come home after 18 holes to savour a cold one on the deck in the evening. Whether you're a small family or an empty nester this versatile home has so many of the attributes on everyone's wish list.

The open plan living areas feature sliding doors connecting to a smart deck with room for barbecue and alfresco entertaining. Inside, quickstep laminate flooring adds a nuanced coastal feel where spacious dining area partners alongside a modern, well-equipped kitchen with composite stone benchtop and stainless-steel appliances. Three bedrooms share two contemporary bathrooms with master having walk-in wardrobe, ensuite, and another ranch slider leading to the deck. The main bathroom features freestanding bathtub, shower, vanity and a chrome heated towel ladder while the toilet is separate. The internal access double garage has room for more storage and there space to park outside the door.

Landscaped grounds need very little attention so you're free on weekends to shop up a storm at nearby Tauranga Crossing, hit the

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PRICE: $885,100

OPEN FOR INSPECTION: N/A



TOTAL: 111 m2
FLOOR 1: 111 m2
EXCLUDED AREAS: GARAGE: 33 m2, PORCH: 3 m2
WALLS: 10 m2

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

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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