

**30 APPLIN LANE,  
PYES PA, TAURANGA, BAY OF PLENTY**

**YOUR PROPERTY** 



# FOR SALE

**SUPERB LAYOUT WITH QUALITY ATTRIBUTES**

4  | 2  | 2 

Positioned in one of Pyes Pa's most desirable neighbourhoods, this well-appointed home delivers an exceptional lifestyle for families, professionals or those seeking easy-care living with style and space. From the moment you arrive, the immaculate presentation and contemporary design set the tone for what's to come.

The home features four generously sized bedrooms and two well-appointed bathrooms, with the master bedroom offering a private ensuite and direct access to the outdoor area. The separate lounge is ideal for relaxed living, while the open plan kitchen and dining area flow effortlessly to a fully fenced outdoor space, creating a seamless indoor-outdoor connection perfect for entertaining and family life.

The kitchen is the true heart of the home, offering a sleek island bench, quality appliances, and excellent storage. A neutral colour palette throughout complements the natural light, enhancing the sense of warmth and space. The double internal access garage provides security and convenience, and there's the added bonus of extra off-street parking for guests or a third vehicle.

This home is located in a peaceful and family-friendly lane, close to all the amenities The Lakes has to offer including excellent schools, parks, walkways, and Tauranga Crossing shopping centre. With its practical layout, quality finishes, and prime location, 30 Applin Lane is

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