

5 KIHONA RISE,  
PYES PA, TAURANGA, BAY OF PLENTY

YOUR PROPERTY **HQ**



# FOR SALE

**BRIGHT AND BREEZY IN EXCLUSIVE LOCALE**

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Tucked away on a small lane off a tightly held cul de sac, this elevated, double-glazed 2022-built residence offers a refined sanctuary while remaining close to Tauranga Crossing's vibrant shopping and leisure precinct. Surrounded by other prestigious homes in a family-friendly neighbourhood with a green outlook, the immaculately presented single-level property enjoys a light-filled, contemporary ambience.

Arranged around a central courtyard, the approximate 180 sqm home is elegantly decorated in neutral tones, with ash-toned timber laminate flooring anchoring the high-traffic and wet areas. Entertaining indoors and out is effortless, with carpeted open-plan living and dining areas connecting to two distinct alfresco patios. These are bordered by flat lawns and low-maintenance structural plantings, creating an attractive backdrop for summer barbecues and relaxed socialising. The contemporary kitchen with walk-in pantry offers ample cabinetry, stylish benchtops, a dishwasher, Fisher & Paykel wall oven, cooktop with rangehood, and subway-tiled splashback.

The sleeping zones are thoughtfully separated from the living areas to ensure a restful night's sleep. Each bedroom is generously proportioned, with the master featuring an ensuite, walk-in wardrobe, and patio access. The main family bathroom includes a bath, shower, heated towel ladder, and floating vanity, while the separate powder room adds everyday convenience. The internal-access garage incorporates the laundry, and a large linen cupboard easily caters to the demands of a busy household.

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PRICE: Asking price \$1,040,000

OPEN FOR INSPECTION: N/A

