

55 INVERNESS DRIVE,  
PYES PA, TAURANGA, BAY OF PLENTY

YOUR PROPERTY 



# FOR SALE

MARKET PICK IN TILE AND BRICK

4  | 2  | 2 

Elevated above a leafy boulevard in a prestigious urban neighbourhood, this elegant cream brick and tile home captures the essence of stylish family living. Built in 2017 on a generous freehold site, it's designed for entertaining with a well-configured, private backyard perfect for gatherings and relaxation.

With a floor plan of approximately 207 sqm, there's ample room for the family to spread out and make the most of a variety of useful spaces. A neutral interior décor is elegant and versatile with carpeted open plan living and dining areas featuring a cosy heat pump and effortless flow through the ranch sliders to a large sun-drenched deck and flat lawns. Another lounge provides a second more peaceful retreat while the open plan kitchen is a social hub with plentiful cabinetry, stainless steel appliances and extensive benchtops satisfying creative foodies. Family accommodation is spaciouly appointed with double bedrooms incorporating a sizable master with exit to the patio, compact ensuite and walk-in wardrobe. The main bathroom combines shower, floating vanity, towel rail, tile clad bathtub while the toilet is separate. Internal access double garaging incorporates the laundry while off street parking allows for the boat or jet ski trailer.

Landscaped gardens and mature hedges screen and border the 700 sqm (approx.) section fenced at the rear to secure children and pets. Across the road from the bus stop and a relatively swift off-peak trip to the city centre, the property is also a short journey to Tauranga

Nicholas Meloni | 0275544898 | [nicholas@yourpropertyhq.co.nz](mailto:nicholas@yourpropertyhq.co.nz) | [yourpropertyhq.co.nz](https://yourpropertyhq.co.nz)

@realty Limited Licensed REA 2008

PRICE: Enquiries Over \$1,175,000

OPEN FOR INSPECTION: Mar 8 at 2:00pm - 2:30pm



YOUR PROPERTY **HQ**

55 Inverness Drive

**DISCLAIMER:** Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

**MEDIA MASTERS**

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)

Nicholas Meloni | 0275544898 | nicholas@yourpropertyhq.co.nz | [yourpropertyhq.co.nz](http://yourpropertyhq.co.nz)