



## FOR SALE

### LAST CHANCE! MUST SELL! PRESENT ALL OFFERS!

Present ALL offers! Be in for Christmas. The Vendors instructions are clear, SELL!! Viewing at any time, just call Charlie on 0275244583, Agent Conjunctionals at 70/30 welcome!

What can one say about this outstanding 441m2 home which is set on 5445m2 Section overlooking the picturesque Gulf Harbour Marina? There are only so many superlatives one can use, and I could use them all, suffice it to say you MUST view this amazing property!

As you arrive at this superb home you'll be immediately impressed by its scale and striking exterior and then as you set foot through the large double doors you're met with the memorable initial impression of the sweeping, elegantly curved Kwila staircase, a fitting welcome to a superior home.

The palatial entrance flows beautifully through to the expansive open plan lounge, dining and kitchen which showcases breathtaking views over the Marina.....truly a WOW! moment. This space provides the indoor/outdoor flow onto the large deck which also enjoys these incredible views.

The high-quality Kwila flooring runs throughout this home, creating a warmth and richness which speaks to the quality of the build.

Space and Style are the theme of this spectacular home, with 6 bedrooms, 2 are Masters with en-suite bathrooms, the one located on the lower-level has a walk-in-robe and access to the deck, the 2nd Master on level-two also has a walk-in-robe and a large en-suite bathroom, making this an ideal multi-generational home.

But we're not finished, there are also two more lounges, an office, a gym/workshop, a triple garage and storage, storage, storage, there is room for everybody!

With a verdant, terraced garden and multiple plantings, this picturesque setting blends ideally into the surrounding greenery giving one the feeling of space and isolation and yet you are just minutes from excellent schools, beautiful beaches, shops, restaurants, cafes, golf club and Marina with 24 ferry sailings per day (weather permitting)

**6 BED | 3 BATH | 3 CAR**

**PRICE:**

Asking price \$2,595,000

**OPEN FOR INSPECTION:**

Nov 22 at 1:00pm - 1:30pm



**Charlie Cochrane**

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Charlie Cochrane

Internal 440m<sup>2</sup> External 66m<sup>2</sup> Total 506m<sup>2</sup>

5 x  3 x  3 x 

64 Balboa Drive, **Matakatia**   
NORTH



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.