



# FOR SALE

## LOOKING FOR ITS NEW OWNER - SPECIAL HOME SEEKING LOVE

The owners are ready to meet the market and want this stunning Titirangi home sold ASAP. With motivation sky-high and a quick sale required, this is your chance to secure a truly unique, private retreat in one of Titirangi's most tightly held and desirable locations. A much loved home and circumstances dictate a sale, the current owners really want someone to buy it and love it like they did.

Set among lush native and tropical gardens, this exceptional home delivers space, privacy, and character in equal measure. Thoughtfully designed and beautifully crafted, it offers peaceful seclusion while being just minutes from Titirangi Village, local beaches, fishing spots, and scenic bush walks.

Inside, expansive open-plan living is perfectly suited to modern family life. The welcoming lounge, warmed by a heat pump, flows seamlessly to an oversized entertainer's deck—ideal for hosting, alfresco dining, or simply soaking in the tranquil surroundings. The built-in pizza oven is a standout feature, elevating this home to an entertainer's dream.

The home boasts three bedrooms, including a generous master suite with its own private covered deck, walk-in wardrobe, and ensuite. The kitchen and dining area connect effortlessly to the outdoors through floor-to-ceiling sliders and French doors, creating an incredible indoor-outdoor flow. A freestanding cabin just off the main deck adds serious value—perfect as a home office, art or music studio, or a teenager's retreat.

Privately set well back from the road, the property offers peace and security without sacrificing convenience. There's ample off-street parking, a double carport, and space for a boat or trailer. Families will love the sought-after school zoning, including Woodlands Park School, Titirangi School, Glen Eden Intermediate, and Green Bay High.

Opportunities like this do not wait. The owners are motivated, committed to selling, and will consider all offers. Full Building report available on request.

3 BED | 2 BATH | 2 CAR

PRICE:  
Asking price \$970,000

OPEN FOR INSPECTION:  
N/A



**Rachel Anderson**  
021323649

rachel.anderson@universalre.co.nz  
www.universalre.co.nz

# 184 Huia Road, Titirangi

Approximately 114 SQm



DISCLAIMER: Images are for representation purposes only and should be used as such by any prospective buyer. Measurements are approximate taken from internal walls and no responsibility is taken for any omissions or errors.

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.