



**SOLD**

## SOL Y SOMBRA

Resort-style living. Panoramic views. Sun and shade in perfect balance.

Set behind stone walls and electric gates, this spacious home built in 1977 offers a private world of its own. Elevated high on Royal Road, it enjoys sweeping, uninterrupted views of the ever-enchanting Auckland skyline.

A sun-soaked gated courtyard — complete with bench seating, water feature and fishpond — creates a beautifully tranquil welcome. It's the kind of entry where neighbours pause for a quick chat and friends arrive and instantly relax.

Designed with versatility in mind, the home is subtly partitioned to accommodate extended family, guests, or those wanting separation for work, study or hobbies.

### ZONE 1 - THE PRIMARY HOME

A generous foyer and double internal-access garage form a practical and welcoming ground floor. Head upstairs to wonderfully spacious open-plan living framed by expansive windows, capturing harbour views by day and glittering lights by night. Doors open to ample decking, offering multiple outdoor living zones and a calming outlook across lush, landscaped grounds, the inground pool, and further paved entertaining areas below.

Year-round comfort is assured with a heat pump, ceiling fan, and woodburner.

The bedroom wing is well considered. All three are good sized with one bedroom opening to a sunny private balcony, while the master includes a walk-in wardrobe and semi-ensuite access to the family bathroom.

The bathroom itself is generously appointed with a separate shower and a spa bath for end-of-day unwinding.

### ZONE 2 — THE STUDIO/GUEST WING

Accessible externally or through the main home (depending on your preferred configuration), the studio offers exceptional flexibility.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$1,245,000

**OPEN FOR INSPECTION:**  
N/A



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**GOODHAUS**  
REALTY

Measurements are approximate, this plan is for illustrative purposes only and is not an exact representation of the property

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.

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