



## FOR SALE

### CONTEMPORARY COMFORT & CENTRAL STYLE

ENQUIRIES OVER \$799,000!!

This is the aggressive price drop you have been waiting for. At this level, 32A Aubrey Street represents absolute value buying for a modern, 2018-built freehold home in central New Plymouth. If you are looking to secure a genuine bargain, the time to move is right now.

The ground floor is centered around an open-plan kitchen, dining, and living area that serves as the heart of the home. The modern kitchen features a central island with a breakfast bar, while two large stacker doors open wide to a sprawling deck for seamless indoor-outdoor flow. You will stay cozy year-round with a Rinnai Linear Gas Fire and two heat pumps inside the home.

The outdoor area is designed for ultimate relaxation and entertaining, featuring a permanent gazebo over the deck along with a beautiful covered spa area. This property offers a level of flexibility that is hard to find in a standard inner-city home, easily configured as four bedrooms or three plus a dedicated home office to suit your lifestyle.

Additional high-spec features include a standalone outdoor studio with its own third heat pump and walk-in wardrobe, a trendy split-design bathroom, a second upstairs living space, separate laundry, and a second toilet. Built to modern standards, the home is fully double-glazed and insulated with ample off-street parking.

This is a rock-solid foundation in a prime location, and opportunities at this competitive price point simply do not last long.

Check our upcoming open home times listed on this page, or contact Jarred Hancox directly on 027 254 4626 to arrange your private inspection today.

4 BED | 1 BATH | 0 CAR

PRICE:

Enquiries Over \$799,000

OPEN FOR INSPECTION:

N/A



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