



FOR SALE

CONTEMPORARY COMFORT & CENTRAL STYLE

Discover the perfect blend of contemporary comfort and central style at 32A Aubrey Street. Situated in a superb and desirable location on a freehold title, this 2018 two-level home is a solid sanctuary for those who value privacy, modern design, and a unique natural setting.

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 relaxation and features 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, configured as four bedrooms or three plus an office to suit your lifestyle.

Additional 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 2018 standards, the home is fully double-glazed and insulated with off-street parking.

The high-value elements of this build provide an exceptional foundation of contemporary comfort. This is a fantastic opportunity for a buyer to bring their own vision to the interior decor and easily add value to a stylish, modern home in a prime central location.

Price: Offers Over \$875,000
Contact Jarred today to secure your viewing.

4 BED | 1 BATH | 0 CAR

PRICE:
Enquiries Over \$875,000

OPEN FOR INSPECTION:
Apr 26 at 11:00am - 11:45am



Jarred Hancox
0272544626
jarred@realty.co.nz
www.atrealty.co.nz