



FOR SALE

BACKYARD ENTERTAINER WITH ROOM FOR EVERYONE

4 | 2 | 2

We will be available for private viewings over the Christmas holidays. Please keep in touch if you're interested, and we'd be happy to arrange a time A clear standout for family living, this single-level residence sits in a desirable neighbourhood just minutes from Grace Hospital. Well-kept and elevated enough to capture a tantalising view of the distant Kaimai Ranges, the 690 sqm (approx.) property will appeal to entertainers and homebodies alike, offering generous space to spread out and enjoy a relaxed alfresco lifestyle.

Warm and inviting, the 2006-built brick home is equipped with three strategically placed heat pumps for year-round comfort. Gather friends and family in the backyard for a barbecue after a day on the water or the golf course, with multiple outdoor living zones including paved patios, flat fenced lawns, and a sheltered area ideal when the weather turns. A separate formal lounge with an attractive recessed ceiling opens to the outdoors, while the spacious open-plan living and dining areas also feature slider access, maximising light, views, and flow to the paved outdoor spaces and gardens.

The modern kitchen, complete with a breakfast bar, black countertops, ample cabinetry and a gas hob beneath a stainless-steel rangehood, is positioned for easy interaction with the living zones. Accommodation includes two well-proportioned bedrooms plus a third that can serve as either a bedroom or dedicated home office. The serene master retreat, with its own garden access, includes an ensuite

PRICE: Enquiries Over \$1,160,000

OPEN FOR INSPECTION: N/A

