



SOLD

THREE-CAR GARAGING AND A HOME BUILT FOR SPACE

For families who need room to spread out - inside and out - this property answers the brief. Tucked at the end of a well-regarded cul-de-sac, where traffic belongs to neighbours rather than passers-by, you'll find a substantial home on a generous section, complete with the kind of garaging that's hard to find and easy to appreciate.

That three-car setup is a genuine advantage. Drive straight in through the double door for everyday use, while the separate single door makes storing a boat, trailer or project vehicle simple and secure. There's space to tinker as well, with a workshop area and additional storage.

The garden tells its own story. Roses line the path before the front door, a reflection of years of care. Out the back are established plantings, raised vegetable beds and a lawn with enough room for backyard cricket, a trampoline or a dog with energy to burn. It's a section that has been well used and well enjoyed.

Inside, the tiled entrance creates a natural divide: living to the left, bedrooms to the right. The formal lounge is the first room you encounter - generous and sun-filled, warmed by a gas fire, with a built-in bar that makes hosting friends fun. Cavity sliders allow you to open the space to the kitchen, dining and second living area, or close it off when you want separation.

The kitchen has real scale, finished with tiled flooring and complemented by a butler's pantry that keeps the main space uncluttered. Both living areas connect to a sheltered courtyard via bi-fold doors, creating easy indoor-outdoor flow suited to long evenings outside.

The primary bedroom enjoys its own access to the garden, along with a walk-in wardrobe and ensuite. Bedroom two has dual access to the family bathroom - complete with a double vanity to ease the morning rush - while bedrooms three and four include built-in wardrobes. A separate toilet, separate laundry, multiple hallway cupboards, heat pump and HRV system add to the functionality.

Homes offering this balance of size, garaging and usable outdoor space are increasingly hard to come by. If you've been looking for something that genuinely accommodates family life, this is one to see in person.

4 BED | 2 BATH | 3 CAR

PRICE:
\$1,090,000

OPEN FOR INSPECTION:
N/A

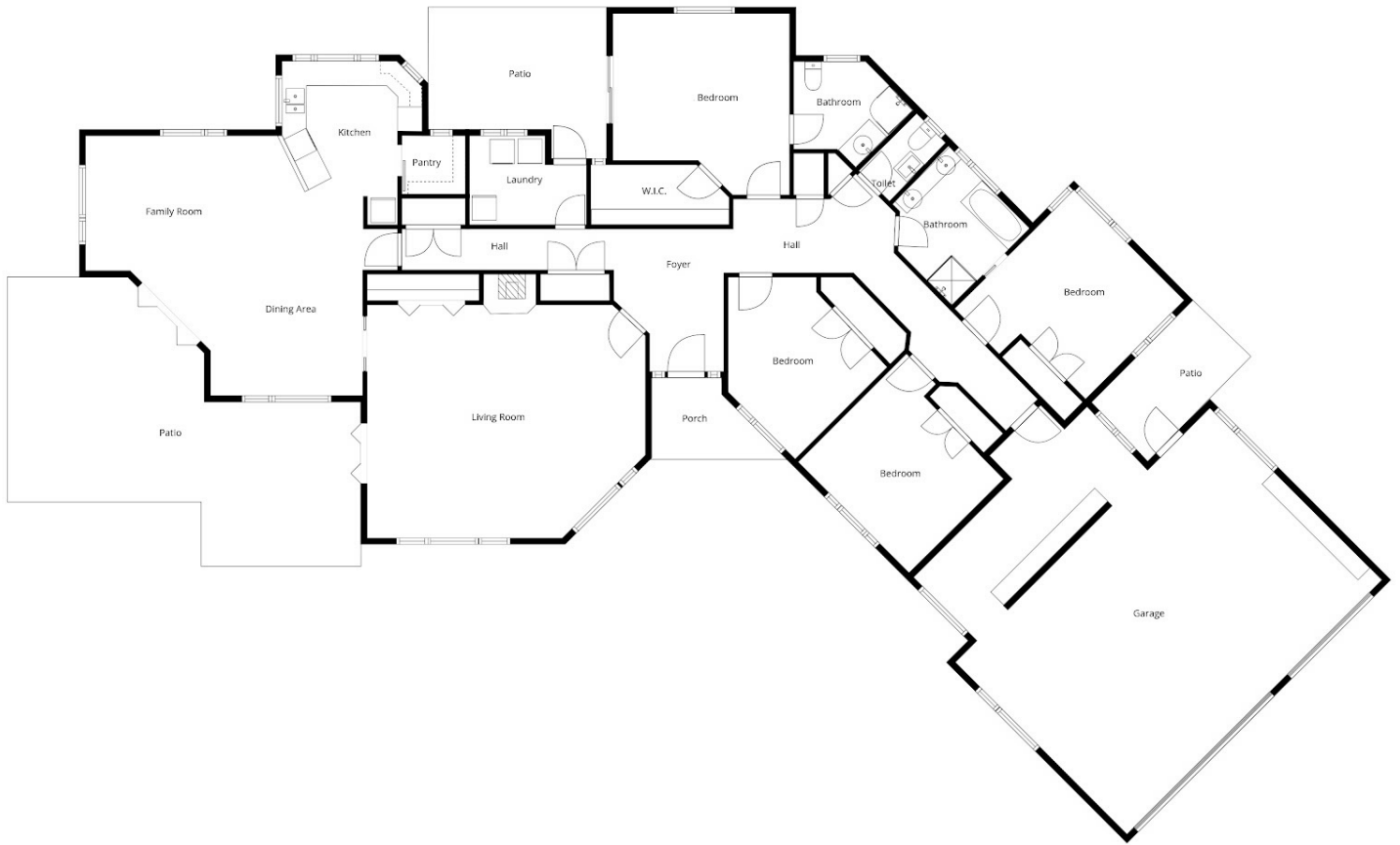


Shane and Julie Robinson

021953676

teamrobinson@thecollectiverealty.co.nz

www.thecollectiverealty.co.nz



Sizes And Dimensions Are Approximate, Actual May Vary

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.