



# FOR SALE

## WHERE SOLID CONSTRUCTION MEETS REFINED LUXURY

Perfectly positioned in one of the area's most sought-after streets, this plaster-over-brick home delivers sunshine, space and effortless luxury living on the prized north-facing side of the ridge.

### Arriving Home

Solidly built and beautifully maintained, the home enjoys a peaceful rural outlook and all-day sun into the private backyard. Surrounded by quality homes in a tightly held setting, it offers an immediate sense of privacy and pride.

### Living & Entertaining

Two separate living areas provide flexibility:

- \* A private lounge with soaring 3-metre stud ceilings and a cosy gas fireplace.
- \* Open-plan family living with dining and a well-appointed kitchen featuring granite benchtops. Ranch sliders from all living areas flow seamlessly to a covered deck with pergola, creating an inviting all-seasons entertaining space. Whether hosting friends or enjoying quiet evenings, the landscaped garden and spa pool provide the ultimate setting for relaxing under the stars.

### Accommodation & Comfort

Designed for modern living:

- \* Three double bedrooms, including a master with walk-in wardrobe and spacious ensuite with double shower.
- \* Elegant main bathroom.
- \* Fourth bedroom near the entrance - ideal as an office.

Extras include a separate laundry, large walk-in hot water cupboard, solar hot water, ducted heat pump, underfloor heating and DVS system.

### Garaging & Extras

Carpeted double internal-access garage with attic ladder and ceiling storage, plus generous off-street parking for a caravan, campervan or extra vehicles.

### The Opportunity

With the vendors committed to their dream lifestyle move, this tightly held location presents a rare opportunity.

4 BED | 2 BATH | 2 CAR

PRICE:

Asking price \$1,550,000

OPEN FOR INSPECTION:

N/A



**Trevor and Tracey East**

**0275445691**

tracey@eastrealty.co.nz

East Realty