



FOR SALE

BUILT FOR LIFE. DESIGNED FOR LIVING

Smart buying is about recognising value early, and this is exactly that. Positioned in one of Orewa's most tightly held coastal pockets, this property offers a lifestyle that's effortless to step into and hard to walk away from, where everyday living feels like a getaway and the flexibility to use it your way creates real opportunity.

Property details:

- 4 bedrooms (2 with ensuites) and an additional family bathroom
- Master bedroom with ensuite, deck and walk in wardrobe
- Open plan dining, living and kitchen opening to an expansive covered deck
- Lower private courtyard with spa, water feature and mood lighting
- Spacious double garage with internal access
- Solar panels, security system and water filtration
- Concrete block base, concrete first level floor, and a upper level cavity plaster system
- Freehold title - Zero body corporate fees
- Lower level with private access - suitable for AirBnB (as currently used), home office, extended family or guests
- Beach just steps away
- Easy access to cafés, restaurants, and local amenities

Properties in this position, offering this level of flexibility, are rarely available. Whether you're looking for a home that adapts with you or a coastal base that offers additional use options, this is an opportunity worth securing.

Call today to secure your private viewing.

4 BED | 3 BATH | 2 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

N/A

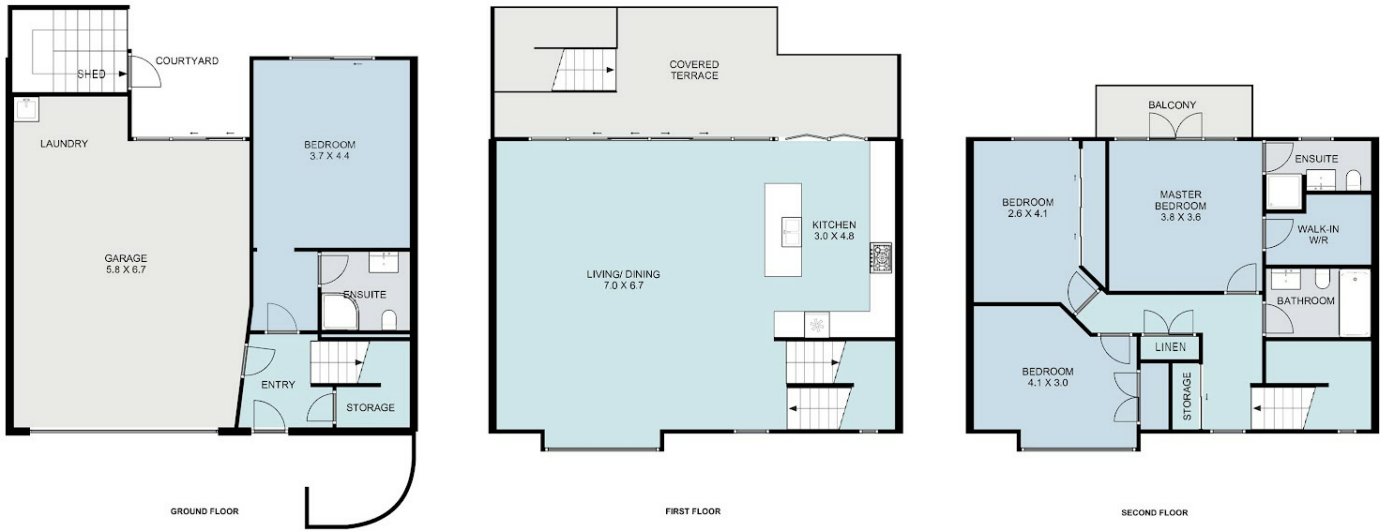


Deb Maurer

0212788940

deb.maurer@realty.co.nz

www.atrealty.co.nz



363C Hibiscus Coast Highway,
Orewa

WHILE ALL CARE HAS BEEN TAKEN IN PREPARATION OF THESE DRAWINGS, THESE PLANS ARE FOR MARKETING AND ILLUSTRATIVE PURPOSES ONLY. THESE MEASUREMENTS ARE APPROXIMATE, NO RESPONSIBILITY IS TAKEN FOR ANY ERROR. ANY PROSPECTIVE PURCHASER SHOULD NOT RELY ON THESE DRAWINGS FOR ACCURACY. ALL RIGHTS RESERVED



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.