



## FOR SALE

### BEACHSIDE LIVING. INCOME POTENTIAL.

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:

Asking price \$2,695,000

#### OPEN FOR INSPECTION:

N/A

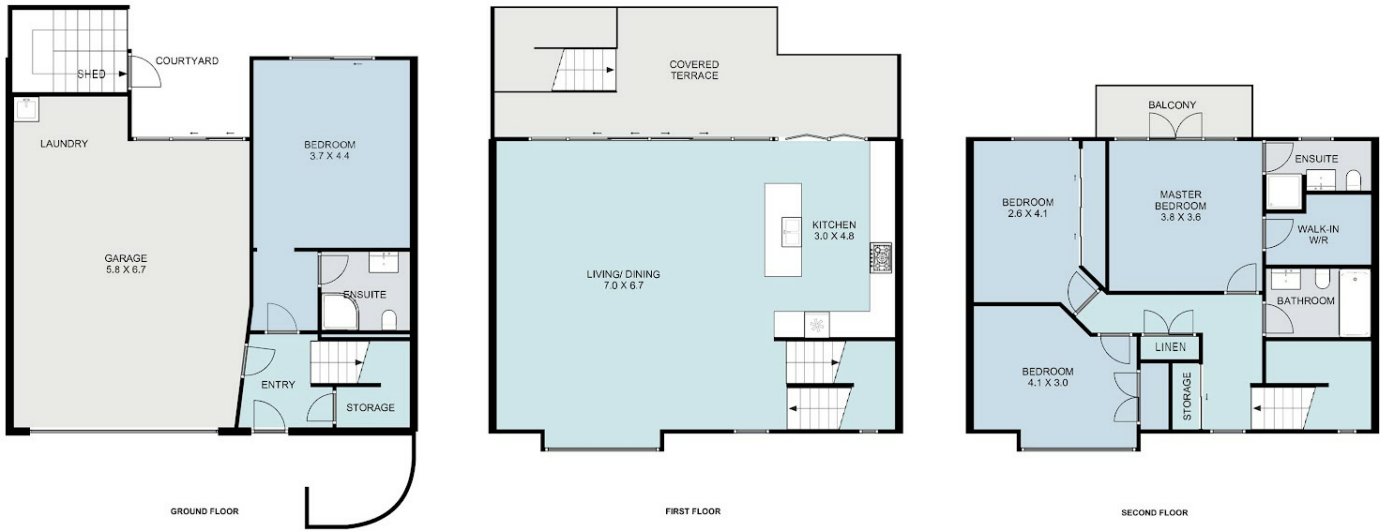


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.