



FOR SALE

WALLACEVILLE LUXE LIVING

Nestled in the heart of historic Wallaceville, this impressive double-storey family home at 36 Cynisca Crescent offers an exceptional blend of space, comfort and convenience on a generous 443 square metre corner section. With four bedrooms, three bathrooms and a thoughtfully designed 178 square metre floor plan, this property presents an outstanding opportunity for growing families seeking their next chapter in Upper Hutts most characterful sought-after suburb.

The well-appointed interior showcases modern family living at its finest. The main level flows seamlessly from the lounge through to the kitchen, complete with dishwasher and built-in appliances for effortless entertaining. Built-in wardrobes provide ample storage throughout, while the dedicated study or 5th bedroom offers the perfect space for working from home or quiet retreat. The master suite features its own en-suite, creating a private sanctuary away from the bustling family areas.

Luxe Features Include

- Remaining Balance of Masterbuild Guarantee (10 years from Nov-2023)
- Smartvent home ventilation system
- 2 x heatpumps with wi-fi control
- Kitchen waste disposal
- Plumbed in fridge
- Hardwired doorbell
- Premium fittings and fixtures
- Tinted Windows
- Smartlock system with wi-fi control
- Four or five bedrooms with generous storage
- Master with walk-in robe and en-suite
- Flexible layout – separate media/study downstairs that can be set up as the fifth bedroom
- Three bathrooms including master ensuite
- Dedicated study for home office needs
- Double-storey design maximising space and views, including the Trentham Racecourse
- Fully fenced, flat 443 sqm corner section
- Internal access garage
- Located in the popular Wallaceville Estate with nearby reserve and green spaces
- In close proximity to many well-regarded local schools
- Close to Golf course

5 BED | 3 BATH | 1 CAR

PRICE:

Enquiries Over \$1,029,000

OPEN FOR INSPECTION:

N/A



Mike Lovell

0274356007

mike@luxerealty.co.nz

www.luxerealty.co.nz



Floor Plans Are Deemed Highly Reliable But Not Guaranteed. Illustrative Purposes Only.



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.