



# FOR SALE

## AUSSIE FAMILY AWAITS - MOTIVATION IS HIGH

Built in 2006 by the current owner and beautifully maintained, this immaculately presented home reflects genuine pride of ownership and thoughtful planning. After 20 years of care, it offers an outstanding opportunity for families, retirees, or buyers seeking space, flexibility, and elevated views.

### Space, Flexibility & Enhancements

Recent consented retaining and landscaping have transformed the rear of the property into a versatile area, providing extra off-street parking for vehicles, boats and motorhomes, while offering potential to extend the home or create a superb outdoor entertaining zone.

### Split-Level Living with Views

The split-level design creates multiple living zones, offering connection or separation as desired. Elevated positions provide city outlooks with peeps of the Mount, adding light and space throughout the main living areas.

### Well-Appointed Kitchen & Living

The island kitchen is ideal for daily living and entertaining, featuring granite benchtops and quality appliances. Also on the main level is a generous bedroom with ensuite, perfect for guests, extended family, or extra living. Upstairs, three double bedrooms include a main bedroom with ensuite and a luxury spa bath, plus a family bathroom for convenience.

### Outdoor Living & Entertaining

A sheltered maintenance-free turf lawn is ideal for a future pool, trampoline, or children's play area. A generous deck off the dining room creates a perfect setting for BBQs, entertaining, and enjoying the afternoon sun.

### Motivated Vendors – Early Settlement Available

Owners are relocating to Australia and committed to selling.

Be quick - homes offering this space, flexibility, and motivation are rare.

To download Property Files please follow this link: <https://propertyfiles.co.nz/property/956110004>

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no

4 BED | 3 BATH | 2 CAR

PRICE:

Asking price \$1,150,000

OPEN FOR INSPECTION:

May 3 at 1:00pm - 1:30pm



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East Realty

# 18 Ashgrove Place, Ohauti



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.

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