



# FOR SALE

## BELOW CV! NEWLY PAINTED HUGE HOME 290M2 ON 812M2!

The Vendors have loved this superb, North-Facing, sun-drenched family home and are sad to sell, but they are off to Aussie so SELL they must and their instructions are clear, PRESENT ALL OFFERS!

This newly repainted, outstanding, Two-Level 290m2, 4 Bedroom, 3 Bathroom, 3 living-Room Family Home is substantial, spacious, warm and dry and comes with a full build report.

Walking through the front door you find two spacious double bedrooms, a large family bathroom, a storage cupboard, laundry and a double garage.

Moving upstairs you're greeted with space and light, a large lounge with fireplace opens onto the tiled deck which enjoys views of the sea and golf course. There is a second living room which forms part of the open plan living/dining and kitchen area. Towards the rear of the home is a superb, fully glassed sun-lounge, an ideal nook to relax, read or listen to music. Along the hallway you'll discover a 3rd bedroom and guest toilet, and finally a large master bedroom with walk in wardrobe and en-suite bathroom.

It is truly the perfect Family Home and would ideally suit a large family and/or multi-generational living, as the ground floor level lends itself perfectly to becoming a granny flat 'type' living space.

With multiple sunny decks, a big 812m2 manicured garden ideally located just a 1 minute walk to school, it is also close to excellent schools, beaches, shops, restaurants, the golf course, Shakespear Park and the Marina and Auckland Ferry..... this beautiful home has it all!

It MUST be viewed to be appreciated, so come to the Open Home, you won't be disappointed.

WWW.CHARLIECOCHRANE.COM

4 BED | 2 BATH | 2 CAR

PRICE:

Asking price \$1,095,000

OPEN FOR INSPECTION:

Mar 15 at 2:15pm - 2:45pm



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