



# FOR SALE

## SPACE, SERENITY AND STYLE

Elevated and nestled in a peaceful, private setting, this exceptional residence captures breathtaking views across the water to Ward Island and the harbour entrance beyond. Positioned to make the most of its impressive outlook, sun and natural light, the home combines a stylish interior with thoughtful modern design, creating spaces that feel both sophisticated and welcoming. From the moment you arrive, there is a distinct sense of calm and retreat, with surrounding native bush, abundant birdlife and sweeping views enhancing the tranquil setting. Easy drive on access via a private driveway adds everyday convenience, complemented by a single internal-access garage, an off-street park, separate carport, and a turning area that makes daily arrivals and departures easy.

Thoughtfully arranged across three levels, the home offers both flexibility and space for family living or hosting guests.

On the ground floor, a versatile second living area or home office, is accompanied by a separate toilet, providing excellent flexibility for guests, extended family, teenagers, or a private retreat. This space opens directly onto a spacious deck, creating a seamless connection to the outdoors and offering a peaceful place to relax or entertain.

The middle level accommodates four well-proportioned bedrooms, along with the main open-plan living areas that form the heart of the home. Light-filled and welcoming, these spaces are designed to take full advantage of the idyllic outlook. The living and dining areas flow naturally out to a generous deck and down to the expansive outdoor entertaining area, ideal for relaxed gatherings, alfresco dining, or simply soaking in the private, tranquil surroundings.

Occupying the entire top floor, the stunning master suite offers a serene private retreat. This level boasts a spacious walk-in wardrobe, an ensuite bathroom, an additional built-in wardrobe, and a dedicated home office. Sliding doors lead to a private top-level deck, providing elevated views and complete privacy.

### Featuring:

- Four generous bedrooms
- Master suite on separate level with walk-in and built-in wardrobe and ensuite
- Two living
- Open plan kitchen dining
- Separate laundry and storage room with direct outdoor access
- Two full bathrooms (including ensuite) and a separate guest toilet.
- Floor area 200 sqm
- Spacious decks and outdoor living

4 BED | 2 BATH | 2 CAR

### PRICE:

Enquiries Over \$1,425,000

### OPEN FOR INSPECTION:

N/A



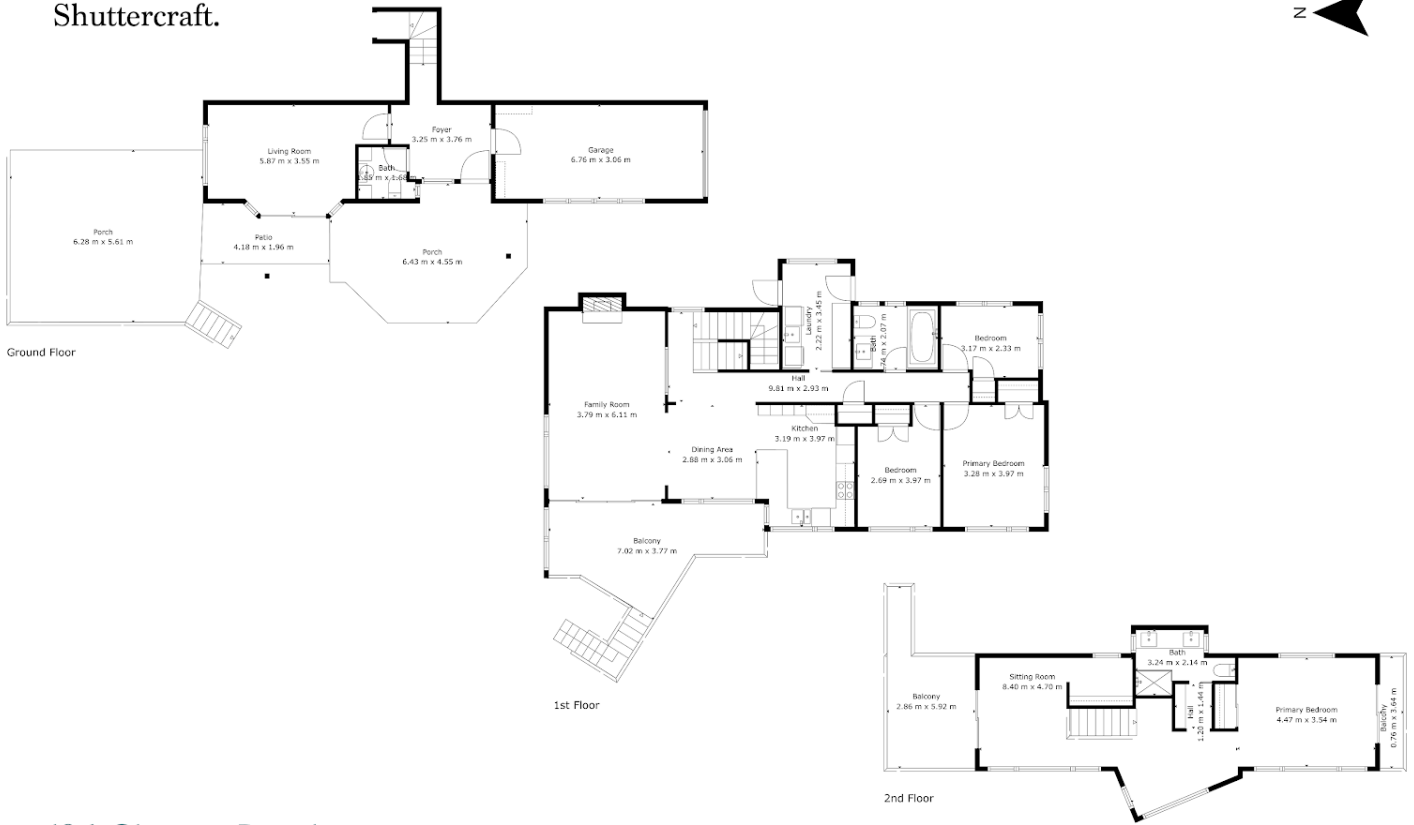
**Charlotte Hooper**

**021851532**

charlotte@luxerealty.co.nz

[www.luxerealty.co.nz](http://www.luxerealty.co.nz)

Shuttercraft.



136 Cheviot Road  
Lowry Bay  
Measurements are indicative 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.

Charlotte Hooper  
021851532  
charlotte@luxerealty.co.nz  
www.luxerealty.co.nz

