



**SOLD**

## MODERN LIVING AT ITS BEST - SOLAR POWER SYSTEM

Welcome to 12 Tarras Road. A rare find in Kumeu, this move-in ready home is waiting for its next family to step in and make it their own. A place to live, to love, to create lasting memories, and to truly thrive - this is more than just a house, it's a home ready to welcome you.

Located in a quiet, friendly neighbourhood, this is a spacious family sanctuary. (191 m<sup>2</sup> floor area + 30 m<sup>2</sup> deck - more or less). It is a truly exceptional residence featuring 4 bedrooms; 2.5 bathrooms; open plan living, kitchen and dining; a separate living space; and a large deck for effortless indoor-outdoor flow.

Designed for modern family living, the current owners have spared no expense, investing in a complete solar panel system, EV charger, quality timber flooring, a landscaped garden with fruit trees and tall hedging plants for added privacy, UV tinted windows, custom made curtains and blinds and deck cover & shade.

Built in 2020 to the highest standard, expert craftsmanship is evident throughout. The exterior is beautiful – a mix of cladding materials to impress, long-run roofing, aluminium joinery, and double-glazed windows.

The interior is inviting - warm, cosy and comfortable. Open plan large living with gorgeous neutral colour palettes creates a sense of calm and relaxation. Upon entering, you'll fall in love with the timber flooring, high ceilings and the secluded lounge – a versatile space that can be used as a media room, reading room, office or even as a 5th bedroom.

The heart of the home - the kitchen - offers all the modern conveniences, such as a gas hob, oven, dishwasher, stone benchtops, and a breakfast bar. The walk-in pantry offers ample bench space and impressive storage.

The kids and pets will love playing in the fully fenced yard. The outside features a large partially covered deck with built-in macrocarpa seating surrounding a dedicated BBQ and pizza oven area, plus a beautifully landscaped garden with established fruit trees and raised veggie boxes. Tall hedging plants add privacy to the outdoors. Gather your family and friends and enjoy this wonderful space all year round.

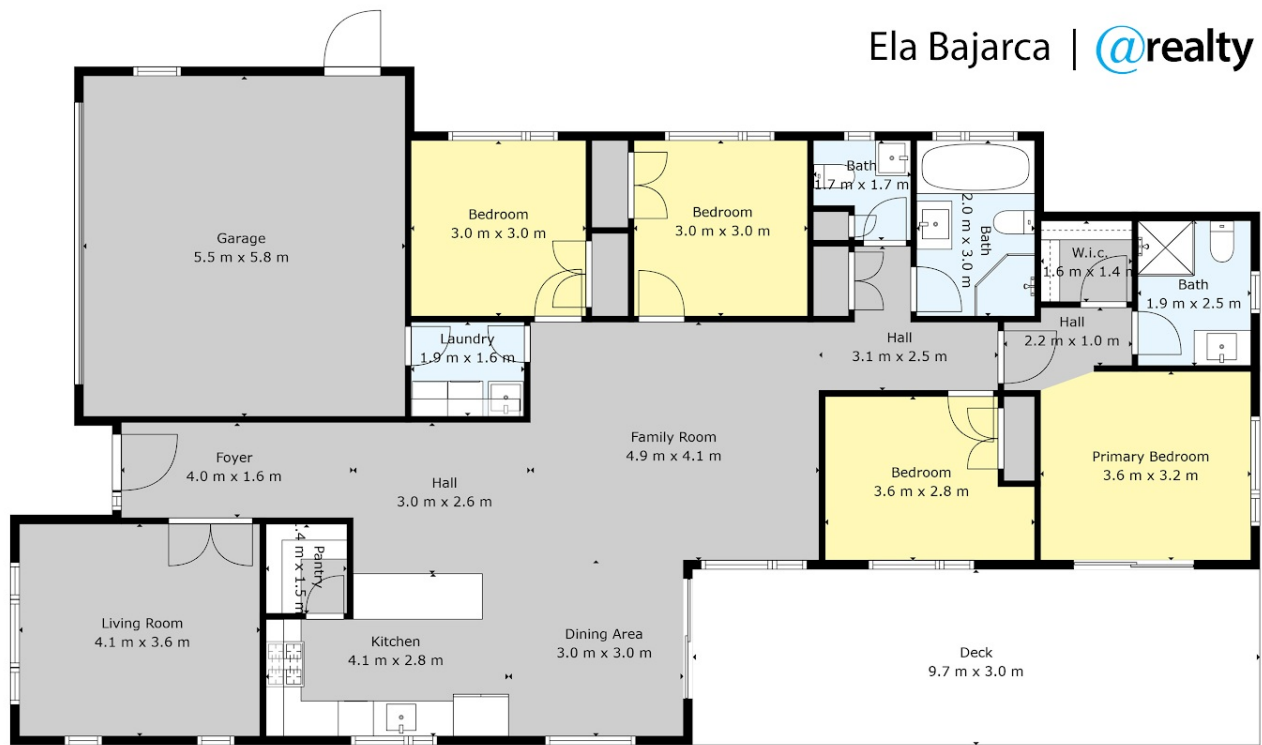
4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,200,000

OPEN FOR INSPECTION:  
N/A



**Ela Bajarca**  
**0221342025**  
e.bajarca@realty.co.nz  
[www.atrealty.co.nz](http://www.atrealty.co.nz)



### 12 Tarras Road, Kumeu, Auckland, 0810

These measurements are approximate and are for illustration purposes only. This has been created to show the layout of the property. The building or architectural plans should be relied on for accuracy. All measurements are in meters. For further verification please seek your own enquiry with the agent or the property owner.



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.