

11 SOUTHILL WAY,
PYES PA, TAURANGA, BAY OF PLENTY

YOUR PROPERTY 



FOR SALE

MODERN COMFORT WITH ELEVATED OUTLOOK

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Elevated to capture a stunning outlook and designed for effortless family living, 11 Southill Way offers a perfect blend of modern style and functional space in the heart of Pyes Pa. This beautifully presented home features four spacious bedrooms and two distinct living areas, providing ample room for the whole family to spread out.

At the heart of the residence, the open-plan kitchen, dining, and family room create a vibrant hub for daily life, finished with durable large-format tiling and high-quality fixtures. For those seeking a quiet retreat, a separate formal living room offers the ideal spot to unwind or host guests away from the main bustle of the home. The master suite is a true sanctuary, complete with a walk-in wardrobe and private ensuite, while three additional bedrooms are well-served by a stylish family bathroom featuring a full-sized tub and modern vanity.

What truly sets this property apart is the seamless indoor-outdoor flow; the dining area, family room, and master bedroom all transition effortlessly to an expansive wrap-around deck. Whether you are entertaining under the covered portico or simply relaxing against the backdrop of the glass balustrades, the elevated views over the surrounding landscape are simply superb.

Practicality is well-catered for with a large internal-access double garage providing plenty of space for vehicles and storage. Located in a

Nicholas Meloni | 0275544898 | nicholas@yourpropertyhq.co.nz | yourpropertyhq.co.nz

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PRICE: Price by Negotiation

OPEN FOR INSPECTION: Jun 21 at 12:00pm - 12:30pm

