



# FOR SALE

## THE ONE YOU WANT - ON BALLINTOY PARK DRIVE

Welcome to Your New Home!!

Set on a premium corner site in one of Welcome Bay's most sought after streets, this beautifully presented four bedroom family home at 2 Ballintoy Park Drive offers space, sun, privacy, and effortless indoor-outdoor living.

Positioned on a generous 669sqm section, the home enjoys all day sunshine, excellent street presence, and enhanced privacy — qualities that are increasingly hard to find and highly prized by buyers.

### Designed for Easy Living & Entertaining;

Step inside and you'll immediately appreciate the light filled interiors and thoughtful layout. The home features two spacious living areas, giving families flexibility for relaxed everyday living and more formal entertaining. At the heart of the home sits a modern entertainer's kitchen, complete with Bosch appliances and a large gas hob, flowing seamlessly into the open plan dining area. A clever serving window connects the kitchen directly to the main outdoor deck, making alfresco dining and entertaining simple and social.

### Exceptional Outdoor Lifestyle;

This home truly shines outdoors. With three generous deck areas, you'll always have the perfect spot to enjoy the sun — whether it's morning coffee, family barbecues, or evening gatherings. Two of the decks are covered and fitted with folding side blinds and power, allowing you to entertain comfortably year round. The fully fenced section features established, low maintenance gardens and mature fruit trees, creating a private, peaceful setting ideal for children, pets, and relaxed outdoor living.

### Your Own Private Retreat;

The master bedroom offers a genuine sense of retreat, opening directly onto its own private deck — a perfect place to unwind at the start or end of the day. The remaining bedrooms are well proportioned and serviced by a modern family bathroom, while the ensuite adds further comfort for busy households.

4 BED | 1 BATH | 2 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

N/A



**Monica and Gregory Young**

**0220859297**

[mag@athomerealty.co.nz](mailto:mag@athomerealty.co.nz)

[athomerealty.co.nz](http://athomerealty.co.nz)