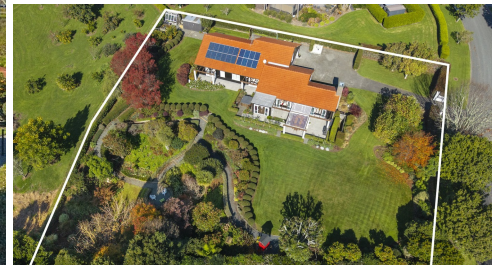


14 WAIOROI PLACE, OROPI, TAURANGA CITY, BAY OF PLENTY 3173



# FOR SALE

## OROPI DOWNS SANCTUARY WITH STUNNING GARDENS

Imagine waking to birdsong in gardens so beautiful they were showcased in the Bay of Plenty Garden & Art Festival. This is more than a house—it's a lifestyle your family will treasure. A delightful Award-Winning Home That Embraces You.

Sunshine streams through north-facing windows all day, filling the generous living spaces with warmth and light. Soaring 2.7-metre ceilings create a sense of space and freedom in every room. The formal lounge is perfect for quiet evenings, while the expansive family living area flows seamlessly to your private outdoor entertaining spaces.

### A Kitchen Built for Real Life

Renovated in 2020, this stunning kitchen combines beauty with brilliant practicality. Electrolux induction cooking, pyrolytic oven, and glorious preparation space make cooking a joy. The double drawer dishwasher is genius for busy families.

### Space for Everyone

Five genuinely spacious bedrooms mean everyone gets their own sanctuary with the master suite offering peaceful garden views. The fifth bedroom near the entry is perfectly positioned as a home office, music room, or guest suite—you decide. Fresh, luxurious Rhino carpet throughout (2025) with a 25-year warranty.

### Smart, Sustainable, Surprisingly Affordable

Twenty solar panels with brand new battery storage (Jan 2024) essentially eliminate power bills November through April, selling excess back to the grid. Perfect for EV owners charging at home on sunshine.

Two separate ducted heat pump systems, a gorgeous Rinnai gas fire, and underfloor heating in the family room deliver effortless year-round comfort.

### Gardens That Feed Your Soul

5 BED | 2 BATH | 2 CAR

### PRICE:

Price by Negotiation

### OPEN FOR INSPECTION:

N/A



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Floor Plan Is Not To Scale And Is For Illustrative Purposes 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.