



FOR SALE

BUILT WITH HEART - VIEWS LIKE ART

Tucked away in one of the area's most tightly held and sought-after cul-de-sacs, this is a home that rarely comes along. In fact, this is the very first time it has ever been offered to the market.

Lovingly built by its current owners with David Reid Homes, this wasn't simply a house to them, it was their dream. They carefully upgraded almost every aspect of the build to create a home that would be exceptionally warm, economical to run, and a joy to live in for years to come.

Now, with the time having come to downsize, they leave with heavy hearts. It isn't just the home they'll miss, but the wonderful neighbours, the peaceful surroundings and waking each day to the breathtaking 180-degree views that stretch from Kaimai's to Mauao.

Positioned on a beautifully terraced section, with a spacious 213m² (approx.) floor plan, this feature-packed residence offers space, flexibility and comfort in equal measure.

At the heart of the home, soaring high-stud ceilings create an incredible sense of space in the open-plan living area and lounge, while the beautifully appointed kitchen with granite benchtops is perfectly positioned to entertain family and friends against the backdrop of those spectacular views.

Comfort has never been compromised. Every upgrade was chosen with year-round living in mind, including:

- * Solar and gas hot water for economical living
- * Hydronic radiator central heating
- * Underfloor heating in the open-plan living area
- * Two heat pumps
- * Solar PV panels on the roof
- * A cosy gas fireplace in the separate lounge
- * Double glazing
- * Upgraded underfloor and ceiling insulation
- * A water tank for keeping the gardens lush all year round

The master retreat is a true sanctuary, complete with a generous walk-in wardrobe and an elegant ensuite featuring a beautifully tiled oversized two person shower and the added luxury of

4 BED | 2 BATH | 2 CAR

PRICE:

Asking price \$1,075,000

OPEN FOR INSPECTION:

Aug 30 at 1:00pm - 1:30pm



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