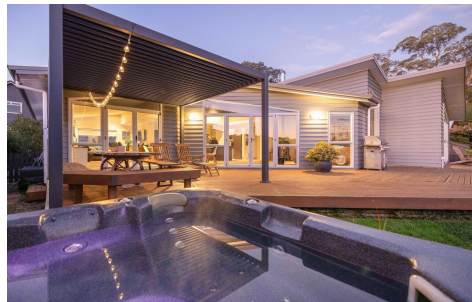


31 EBBTIDE WAY,
MAUNGATAPU, TAURANGA, BAY OF PLENTY

YOUR PROPERTY **HQ**



FOR SALE

A FRONT-ROW SEAT TO THE TIDE

4  | 2  | 2 

Direct waterfront living defines 31 Ebbtide Way, a home positioned on the water's edge in one of Maungatapu's most sought-after pockets. Designed to embrace its exceptional setting, it offers an immediate sense of scale and occasion from the moment you step inside.

The open-plan layout flows seamlessly across two distinct living areas, allowing the home to adapt effortlessly from relaxed everyday living to refined entertaining while maintaining a cohesive sense of space. Thoughtfully positioned glazing and strong connections to the outdoors draw the water outlook deep into the main living areas, making it an ever-present backdrop to daily life.

The waterfront lifestyle is one few homes can offer. With exclusive resident-only access to the waterfront reserve launching area, the water becomes a natural extension of your backyard. Launch a kayak, cast a line from the water's edge, or simply watch the tide ebb and flow—this is everyday living centred around effortless access to the harbour.

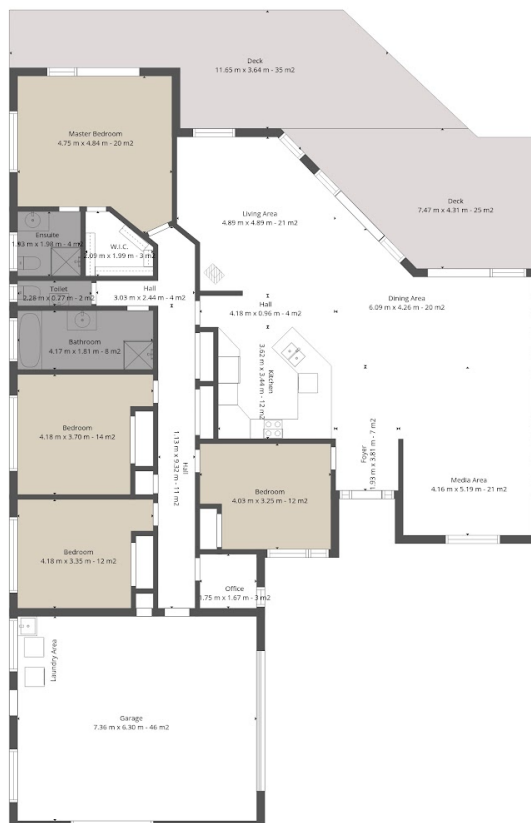
Bedrooms are generously proportioned, offering a comfortable retreat at the end of the day, while bathrooms are positioned for everyday practicality that supports the flow of the home for family life or entertaining alike. A dedicated office sits away from the main living zone, offering a genuinely useable space to work from home without compromising on privacy or focus. Double garaging and additional off-street

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

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PRICE: Enquiries Over \$1,450,000

OPEN FOR INSPECTION: Aug 9 at 1:30pm - 2:00pm



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Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. (Rev NZ#1)

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