



FOR SALE

HOME SWEET HOME ON BRINKLEY ROAD

Exquisite double-story family sanctuary awaits on prestigious Brinkley Road!

This exceptional 4-bedroom, 2-bathroom residence represents the pinnacle of family living in Otumoetai's most coveted peninsula location. Thoughtfully designed across two levels, this impressive 188 square metre home maximizes space and functionality while delivering the comfort and convenience that growing families desire.

The intelligent dual-level design places two generous bedrooms and a full bathroom on the ground floor, perfect for guests, teenagers seeking independence, or multi-generational living arrangements. Ascend to the upper level to discover two additional bedrooms, a second bathroom, and a charming landing area that creates an ideal family retreat or children's play zone. The master bedroom enjoys the luxury of a private sunny balcony, perfectly positioned to capture the morning light and provide a serene retreat for quiet moments.

Stand out features of this magnificent home:

- Double-story design with 2 bedrooms on each level
- Master bedroom with private sunny balcony for morning coffee and relaxation
- Upper level landing area perfect for family lounging and relaxation
- 2 well-appointed bathrooms servicing both levels
- Double garage with secure internal access
- Sun-soaked outdoor deck in back garden perfect for entertaining and family gatherings
- 188m² of quality living space across two functional floors
- 333m² section providing excellent outdoor potential

The elevated city aspect captures stunning glimpses of Tauranga's evolving urban landscape while maintaining the tranquil residential atmosphere that defines this prestigious peninsula. The open-plan lounge creates a natural gathering space, while the thoughtful separation of living areas across two levels ensures everyone has their own sanctuary. Step outside to the back garden where the outdoor deck beams with sunlight throughout the day, creating the perfect environment for barbecues, children's play, or simply unwinding in the Bay of Plenty sunshine.

This fantastic family home represents an outstanding investment opportunity in one of Tauranga's most sought-after locations. Otumoetai's reputation for capital growth, combined with the suburb's enduring appeal to families, makes this property an astute choice for both owner-

4 BED | 2 BATH | 2 CAR

PRICE:
Price by Negotiation

OPEN FOR INSPECTION:
N/A



Monica and Gregory Young
0220859297
mag@athomerealty.co.nz
athomerealty.co.nz