

43 AHUTOETOE ROAD, MILLDALE, RODNEY, AUCKLAND
0932

RREA
AGENCY



FOR SALE

READY, SET, MOVE!

Easy Living, Great Location & Plenty of Space

If you've been waiting for a home that makes everyday life just a little easier, this could be the one.

Positioned in a fantastic pocket of Milldale, 43 Ahutoetoe Road is a modern, beautifully maintained single-level home with the kind of setup that works brilliantly for families, downsizers, or anyone looking for a low-fuss lifestyle without compromising on space.

And the location? Hard to beat. With a playground and daycare right across the road, Ahutoetoe Primary School within easy walking or biking distance, and Milldale's growing collection of shops, cafés and amenities nearby, so much of what you need is right on your doorstep.

Step inside and you'll find a home designed for comfortable, easy living. The open-plan living spaces flow effortlessly outdoors, where the sunny deck is ready for everything from morning coffees to summer BBQs and relaxed evenings with friends.

The adjustable louvres let you make the most of the outdoor space whatever the weather, while the landscaped backyard and dedicated spa pool area create a great spot to unwind.

Inside, comfort is taken care of with double glazing, ducted heating and cooling, plus underfloor heating — keeping things cosy in winter and cool when summer rolls around.

Highlights include:

470sqm freehold section with established landscaping and full fencing

Modern, single-level layout with easy everyday living

Master Build Guarantee remaining through to 2029

Double glazing throughout

Central ducted heating and cooling

Underfloor heating

Sunny outdoor entertaining area with adjustable louvres

Landscaped spa pool area

Garden shed for bikes, tools and all the extras

Double internal-access garage

4 BED | 2 BATH | 2 CAR

PRICE:

Asking price \$1,229,000

OPEN FOR INSPECTION:

Oct 3 at 12:00pm - 12:30pm

Oct 4 at 12:00pm - 12:30pm

Oct 10 at 10:30am - 11:00am

Oct 11 at 12:00pm - 12:30pm



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DISCLAIMER: PLEASE NOTE THIS FLOOR PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL EFFORTS HAVE BEEN MADE TO ENSURE ITS ACCURACY, HOWEVER SOME SURFACES, FLOORING, FIXTURES, FURNITURE & ITEMS MAY NOT REPRESENT THE ACTUAL PROPERTY.

43 Ahutoetoe Road, Milldale

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