



 **4**
 **2**
 **2**

Deadline Sale

Positioned to capture elevated corridor views across the lake and township, this immaculately presented home offers light-filled, generous living with a calm, connected feel throughout.

The current owners have thoughtfully refreshed both the interior and exterior, ensuring all the hard work has been done. The functional floor plan will appeal to many, with open plan living flowing seamlessly to an entertaining patio, complemented by well-manicured gardens and the added bonus of a second outdoor living area at the front of the home.

Accommodation is spacious and well considered, offering three double bedrooms plus a fourth single bedroom or office. The master suite is positioned for privacy and also enjoys a lake outlook, complete with its own ensuite.

Double glazing and a gas fireplace provide comfort through the cooler months, while the internal-access double garage offers additional ceiling height with a 2.4m high door. Ample off-street parking allows space for a boat or motorhome.



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Stacey Venter

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Build Age	2008
Floor Area	180m2 (more or less)
Land Area	671m2 (more or less)
Rates	TDC \$ \$ 4,775.03 RC \$496.90
Capital Value	\$970,000 01-Jul-26
Heating	Gas Fire
Water Heating	Electric
Floor Coverings	Carpet, Tiles
Exterior	Linea Weatherboard
Roof	Coloursteel tiles
Insulation	Ceilings Insulated, Walls Insulated
Joinery	Aluminium, Double Glazed
Chattels	Fixed Floor Coverings, Light Fittings, Blinds, Drapes, Rangehood, Stove/Oven, Dishwasher, Kitchen waste disposal unit, Smoke Detectors, Heated Towel Rail x 2, Garage Door Remote controls x 2, Extractor Fan x 2, Clothesline, Garden Shed. Excluded TV Bracket

