

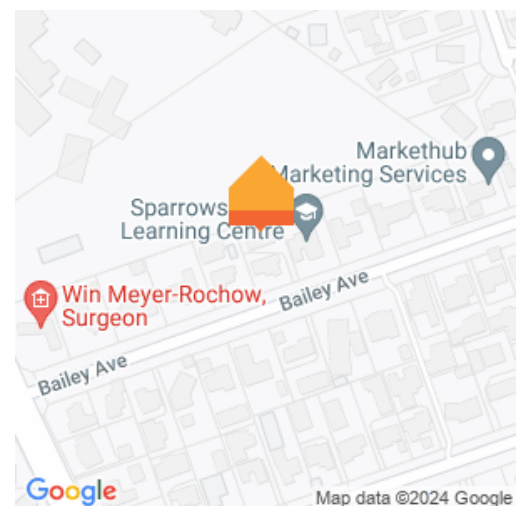
9A Bailey Avenue, Claudelands

With Southwell School's sports field on the rear boundary, the outlook from this home is green and expansive. Trees form the backdrop, and the view is unencumbered by neighbours. The stunning outlook gives the home a relaxed ambience and sets the scene for indoor-outdoor entertaining. Swathes of glazing infuse the interior with light, creating a mood-enhancing environment for everyday living. The crisp white kitchen is a long, sleek work area that transitions outdoors with ease to make hosting effortless. An induction hob and double wall oven ensure good functionality. Two separate living spaces under one roof offer privacy, comfort, and excellent break-out options for a family. A modern bathroom and separate second toilet are shared by three bedrooms, and the bright, airy master bedroom has a ranchslider onto the deck. A heat pump provides efficient heating and cooling, and the double garage is internally accessed. The home is well connected to its 551sqm section, which is designed for easy care and positioned off the road. Bailey Avenue is a no exit street close to all Claudelands' amenities and schools. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/9abaileyavenue>

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|----------------|--------------------|
| Land area | 551 m ² |
| Floor size | 170 m ² |
| Rateable value | \$950,000 |
| Rates | \$3,418.00 |



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