



## 3 Balmerino Crescent, Pukete

Brimming with family appeal, this effortlessly livable home is in a great spot. Pukete Farm Park is a backyard neighbour and The Base is super-handly. The home's modern environment, encompassing relaxed indoor-outdoor living options, makes everyday life extremely enjoyable. The stylish kitchen and dining zone brings everyone together at mealtimes. It's very easy to transition into the lounge and sunroom, which opens onto an entertainment courtyard. The carpeted, multi-use utility room at the front of the home is a windfall for families. Adults can kick back and entertain at one end of the house while children take over the other. Office or hobbies room also spring to mind. This room is flooded with light, can be independently accessed and is ideal for a studio. Three double bedrooms cluster near the pristine, modern bathroom, and the second toilet off the laundry is a real asset. A double internal access garage rounds off the floor plan. There's ample room for outdoor games, space to park the trailer and generous driveway parking. Summer living looks good, with a spa and barbecue areas landscaped into the backyard. Pukete Farm Park at the backdoor boasts a purpose-built one-way single track mountain bike trail for family recreation. Ashurst Park and river walks are close by. The area is well served by schools, commerce, retail and major transit routes. For an information pack copy and paste the below link on your web browser

<http://www.propertyfiles.co.nz/property/600100001>



**Chip Humble**

☎ 07 855 7510

📞 0274 752 349

✉ [chip.humble@lugtons.co.nz](mailto:chip.humble@lugtons.co.nz)

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|----------------|--------------------|
| Land area      | 674 m <sup>2</sup> |
| Floor size     | 202 m <sup>2</sup> |
| Rateable value | \$610,000          |
| Rates          | \$3,442.00         |

