



Designed with function, flow and entertaining in mind, your four-year custom-built home borders Lake Magellan and has direct access onto Te Awa O Katapaki Esplanade walkway. The views set the scene for relaxed living and provide a pleasant backdrop to everyday life. There are plenty of attractions here for your family, including a sunny north-facing aspect, a spa pool and a generous floor plan. The easy flow of your home extends to a formal/media lounge, an open plan zone anchored by a stylish kitchen and scullery, and alfresco spaces that encourage everyone to connect with nature. Your entertainer's kitchen, complete with a scullery, serves the masses. It has high-end appliances, a 900mm oven and gas cook-top, plus a wine fridge in the scullery. Black hardware throughout adds a sophisticated urban edge to your lightly lived-in double-glazed home. The double internal access garage is carpeted and has extensive loft storage. Tiled bathrooms are chic refreshing spaces that won't leave you wanting. Heat pumps provide year-round comfort and the quality finishing shows attention to detail. All-day sun blesses your home, which is framed by modern landscaping and has great kerbside appeal.

Land area	708 m ²
Floor size	252 m ²
Rates	\$5,069.46



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