



## 11 Appleton Lane, Eureka

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Nestled in the heart of Eureka, 11 Appleton Lane stands as the epitome of serene and opulent living. This beautifully designed property offers an abundance of space and comfort, providing an exceptional home for those who appreciate the finer things in life. Spanning 230m<sup>2</sup>, this 4-bedroom, 2-bathroom residence showcases modern elegance. The heart of the home is the modern kitchen, where culinary dreams come true. A stylish and functional space, perfect for creating memorable family meals. The main bedroom boasts a luxurious ensuite, creating a private sanctuary within the home. Thoughtfully designed storage solutions ensure that every item has its place, keeping your living spaces clean and organised. Car enthusiasts will be delighted by the 3-car garaging, while the expansive grounds provide plenty of room to park a camper or boat, catering to those with a taste for adventure. Sprawling across 1.08 hectares, the property offers a landscape that perfectly balances tranquillity and versatility. A unique and valuable addition, the separate 2-bedroom brick residence with double glazing and a single garage, complete with a sleepout, is perfect for guests, family members, or as a rental opportunity. All utilities are conveniently separate from the main house, ensuring privacy and independence. The allure of 11 Appleton Lane extends beyond its boundaries, thanks to its location in a highly sought-after school zone. Choose from Tauwhare, Newstead, and Puketaha primary schools, along with the renowned Berkley Middle School and Hillcrest High, providing an excellent education for the whole family. For private viewing or more information, please contact Babak Paymani

Land area	1.08 m <sup>2</sup>
Rateable value	\$1,190,000
Rates	\$6,649.90



If you are the owner of a property like this and would like to know it's worth, contact Babak for a complimentary market appraisal. Copy and paste the link to your browser to access property files: <https://www.propertyfiles.co.nz/property/813960004>

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