



## 📍 28 Friesian Place, Grandview Heights

Combining convenience, practicality, location and stylish finishes, this home is ready for its new family. 260 squares of intelligently formatted floor plan separate sleeping and social zones inside the home. A well-appointed user-friendly kitchen with gas hob, wall oven and abundant cabinetry progresses fluidly through family living/dining and out to a grassy outdoor area maximising sunshine and privacy. A separate lounge and family living/dining extend your functional living space with options for adults who want to watch rugby peacefully while the young ones socialise independently. Four good sized bedrooms (master with ensuite & walk-in robe) with close proximity to main bathroom along with a conservatory welcomes larger family configurations without concession to comfort and convenience. There is an extra room off the garage with its own toilet and vanity which is perfect for a home office setup. A Brivis central heating unit maintains perfect through-season temperatures culminating in a home notable for warm welcomes and restful quiet. Easy drive on access directly off the road to internal double garaging couldn't be simpler and there's even ample off-street-parking. This 718 sqm corner freehold section in a cul-de-sac perfectly bridges easy manageability and sufficient space for kids, pets and gardens. Call Jack 0800 TMJACK (865 225) for a priority viewing or put it to the top of the open-home schedule.

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| Land area      | 718 m <sup>2</sup> |
| Floor size     | 260 m <sup>2</sup> |
| Rateable value | \$690,000          |
| Rates          | \$3,219.23         |



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