



📍 21 Delta Way, Te Kowhai

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Attractive street appeal and sleek, high-end finishes combine to create this striking family haven. Experience luxurious living and bespoke design within this 289sqm (approx.) residence, surrounded by lush expansive grounds and landscaping. Nestled in a quiet setting, just minutes away from Te Kowhai Village, local schools, and easy access to The Base and expressways. Complete with a 10year Master Builders Guarantee. Large open plan living and dining area is the ideal social zone with a seamless indoor/outdoor flow for entertaining. Brimming with natural light through the large windows and high ceiling with scissor trusses enhance the living space and the fireplace sets a cozy ambiance. Modern kitchen is a chef's dream, featuring stone benchtops, double oven, induction cooktop, and a scullery. A formal lounge provides versatility for everyday living. Designed for privacy, a teenage wing is set with two bedrooms, family bathroom and the third living room which could easily be converted into a fifth bedroom if you wish. A separate wing has two additional bedrooms including the master retreat offering a walk-in wardrobe, modern ensuite, window seat, and direct access to the backyard. An office nook adds practicality to this already impressive layout. Triple car garaging, ample off-street parking with 4x wired security cameras, while a separate laundry and third toilet add convenience. Double glazing, ducted heating and cooling throughout, and underfloor heating in the bathrooms, guarantee round-the-clock comfort. Set on an expansive 3416sqm (approx.) parcel of level land. Entertain guests from the undercover deck overlooking the vast backyard, perfect for children to play and explore. Don't miss the opportunity to make this exceptional property your own and elevate your lifestyle to new heights. To download the property files please copy and paste the below link into your browser:

Land area	3416 m ²
Floor size	289 m ²
Rates	\$4,441.00



<https://www.propertyfiles.co.nz/property/21deltaway>



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