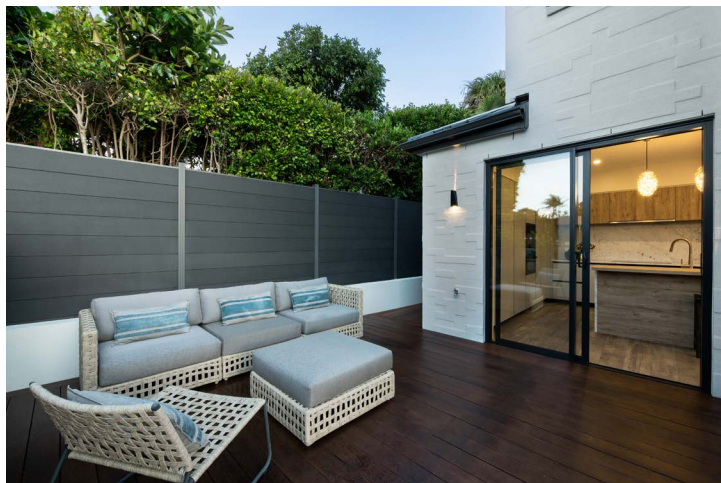




zoomed view



**ROBERT & RICHARD MILNE 022 011 2494**

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**Please note:** This property may sell at any time. If you have an interest in this property it is important to register so with the agent concerned, so as to avoid missing out on the opportunity to purchase.

**TAKAPUNA** | 12A ERIC PRICE AVENUE

PROUDLY MARKETING BY: ROBERT & RICHARD MILNE 022 011 2494



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# Brand New | Lakeside Living

Located in sought-after Eric Price Avenue with expansive lake views, this brand-new home offers a sophisticated take on modern living. The ground floor boasts a bright, spacious open-plan kitchen, dining, and lounge area that effortlessly extends to a sunny outdoor deck, plus there is a second separate living area upstairs. The kitchen is a modern statement, featuring Italian-crafted Aster Atelier cabinetry, luxurious Bianco Carrara Deluxe marble benchtops and splashbacks, along with Miele appliances throughout. There are four generously sized bedrooms and four stylish ensuite/semi-ensuite bathrooms. The four bathrooms are well-appointed and equipped with underfloor heating and Italian-made floor tiles. This home offers the perfect blend of comfort and convenience with an intercom, underfloor hot water heating system on the ground floor, central air conditioning, Lossnay ventilation with Wi-Fi control, and solar panels. Enjoy the privacy of a fully fenced property, a double garage with internal access plus good storage space. With its modern design and low-maintenance appeal, this property is ideal for those seeking a lock-and-leave lifestyle in one of the area's most desirable locations.

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PRICE | BY NEGOTIATION

**Title:** New title to be issued before settlement

**Chattels:** Dishwasher, Fixed Floor Coverings, Rangehood, Waste Disposal Unit, Wall Oven, Heated Towel Rail, Cooktop, Smoke Detectors, Burglar Alarm, Light Fittings, Bathroom Extractor Fan, Garage Door Opener Remote Control, Broadband/Fibre Optic, Intercom, TV Aerial, Miele Steam Oven, Miele Fridge/Freezer, Heat Pump, Ducted Airconditioning System, x14 Solar Panels.

