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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.

## POINT WELLS | 70 POINT WELLS ROAD

PROUDLY MARKETING BY:

LINDA SMITH 021 470 175 & ROB MATULICH 021 634 059



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## Coastal Style, Point Wells Charm

Welcome to a recently built, beautifully crafted three-bedroom home with a versatile studio complete with its own ensuite, offering excellent potential to convert into a fourth bedroom or a self-contained guest suite. Located in the heart of Point Wells, this light-filled property combines style, function and comfort across an easy-care, landscaped section.

The designer kitchen, complete with a generous scullery, anchors the open-plan living spaces. Two alfresco dining areas extend the home outdoors, capturing all-day sun and creating ideal spots for entertaining or unwinding.

A hidden media room provides a private retreat, while the master suite offers a peaceful escape with its walk-in wardrobe and elegant ensuite. The additional bedrooms are spacious and well proportioned.

The oversized garage includes the forementioned flexible hobby, workroom or studio area, giving you room for projects, storage or creative pursuits.

Located in sunny Point Wells, you're close to beaches, cycleways, markets, cafés and wineries-everything the Matakana Coast is loved for. This is modern coastal living made easy.

Phone the agents to book a private viewing.

[premium.co.nz/90212](https://premium.co.nz/90212)  
**PRICE | AS ADVERTISED**

**Title:** Lot 18, DP 483380, Title 681824

**Land Area:** 1000 (more or less)

**Floor Area:** 242 sqm (approx)

**Accommodation:** Open-plan living spaces 3 bedrooms, 3 bathrooms

**Chattels:** Fixed Floor Coverings, Light Fittings, Curtains, Smoke Detectors, Dishwasher, Heated Towel Rail, Cooktop, Garden Shed, Light Fittings Rangehood, Wall Oven, Cooktop, Bathroom Extractor Fan, Garage Door Opener Remote Control, 2 x Pendant Lights in Studio.

