



HOUSE & LAND PACKAGE

22 POHUTUKAWA DRIVE, ATHENREE

\$1,775,000*

COMPACT YET ULTRA-MODERN DESIGN

4 3.5 2 2

This is the final section available on Pohutukawa Drive, Athenree – an elevated 822m² site that offers something truly special. With stunning views over the harbour and out to the ocean, this is your chance to bring your dream home to life.

The Papamoa is a sleek, ultra-modern home designed for style and functionality. With a discreet rear-positioned garage and a light-filled north or east-facing entry, it's perfectly crafted for contemporary living.

The heart of the home features a stylish kitchen with a scullery, seamlessly flowing to the dining, living, and a sun-soaked portico ideal for year-round entertaining.

Upstairs, three of the four bedrooms offer privacy and stunning views, making it the perfect retreat for families or couples who love clean, modern elegance.

SPECIAL FEATURES

- Luxurious master suite upstairs
- Open plan kitchen, dining and living rooms with superb indoor outdoor flow to portico
- Floor to ceiling windows and doors
- Separate internal laundry
- Combination cladding – vertical lines and plaster

DIMENSIONS

Total Living Area	236.6m ²
Lower Floor Area	102.2m ²
Upper Floor Area	80.6m ²
Garage Area	39.3m ²
Total Floor Area	222.1m ²
Porches	14.5m ²
Total Area	236.6m ²
Land Area	822m ²



*NB: These images are an indication of what can be built on the site for the package price.



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