



HOUSE & LAND PACKAGE

525 OTUMOETAI RD MATUA

\$1,574,000*

MATUA MAGIC

3 2.5 2 2

Rare Opportunity in the Heart of Matua – Stylish, Spacious & Superbly Located

Don't miss your chance to secure this premium house and land package in one of Tauranga's most sought-after suburbs. Featuring the architecturally designed Ararimu ready-to-build plan, this modern two-level home has been thoughtfully crafted to maximise comfort, functionality, and lifestyle.

Situated just a short stroll from Cherrywood Village and the scenic Beach Road promenade, this centrally located section offers unbeatable convenience. With space for a pool, motorhome, or boat, and future-proofed with a built-in lift, this home is as practical as it is beautiful, ideal for families, downsizers, or those looking to invest in quality living.

SPECIAL FEATURES

- Open-plan kitchen, dining & living upstairs
- Private upstairs master suite with walk-in robe & ensuite
- Two bedrooms + family bathroom downstairs
- Guest powder room upstairs
- Internal access garage & laundry
- Lift included for future-proofed living
- Compact footprint, ideal for smaller sites
- Space for a boat, motorhome, or pool

DIMENSIONS

Total Living Area	206.9m ²
Lower Floor Area	54.3m ²
Upper Floor Area	93.2m ²
Garage Area	35.3m ²
Total Floor Area	187.5m ²
Porches	19.4m ²
Total Area	206.9m ²
Land Area	406m ²



*NB: These images are an indication of what can be built on the site for the package price. Negotiation and purchase of this House & Land package will be directly through Landmark Homes Bay of Plenty.



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