



HOUSE & LAND PACKAGE

3 TE RATA BOULEVARD (LOT 22), PAERATA RISE

**\$1.665,000\***

# RELAXED COASTAL STYLE

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Living in Paerata Rise offers a balanced lifestyle that blends modern convenience with a relaxed, semi-rural feel. With easy access to transport links, including the nearby train station and motorway connections, commuting to central Auckland or surrounding hubs is straightforward while still enjoying a quieter environment away from the city bustle.

Another key appeal is the strong sense of community and long-term vision for the area. Schools, parks, walking tracks, and local amenities are all part of the development plan, making it ideal for families looking to settle into a safe, connected neighbourhood. As the area continues to grow, residents benefit from increasing property value potential while enjoying a lifestyle centred around space, community, and convenience.

Our stunning modern coastal inspired Cambridge Ready to Build plan, with the master suite and main living areas perfectly positioned on the ground floor, this design offers effortless single-level for couples, while the upstairs bedrooms and generous landing provide the perfect retreat for guests or family. The 'outdoor room' creates an ideal space for relaxed, modern entertaining.



## SPECIAL FEATURES

- Open plan living with outdoor flow to sheltered covered area
- Compact design for smaller sites
- Master suite on main living level
- Extended landing creates extra living space

## DIMENSIONS

Lower Floor Area	109.4m <sup>2</sup>
Upper Floor Area	57.3m <sup>2</sup>
Garage Area	38.1m <sup>2</sup>
Total Floor Area	204.8m <sup>2</sup>
Porches	6.0m <sup>2</sup>
Total Area	210.8m <sup>2</sup>
Land Area	456.0m <sup>2</sup> mol



\*NB: These images are an indication of what can be built on the site for the package price based on our Cambridge Ready to Build plan. For specification details speak with your New Home Consultant.

**CONTACT US TODAY**  
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