



HOUSE & LAND PACKAGE

15 SEVERINA DRIVE (LOT 8) PARARĒKAU ISLAND, KARAKA

**\$3,110,000\***

# STUNNING AND MODERN

3 3 2 2

Pararēkau Island is one of Auckland's most exclusive new addresses—a private sanctuary just minutes from the motorway yet a world apart in atmosphere. Surrounded by the calm waters of the Manukau Harbour and framed by mature native plantings, the island offers the rare combination of serene seclusion and effortless connection to the city.

Our Ruakaka Ready to Build plan is the perfect match for this 630 sqm site. Contemporary in style and thoughtfully designed for modern living, it delivers 238.8 sqm of space to relax and entertain. Two generous living areas on the ground floor flow seamlessly to a covered outdoor dining zone—ideal for hosting friends or simply enjoying the tranquil island setting year-round.

Upstairs, a third living retreat opens to the master suite, where large windows frame sweeping views and flood the space with natural light. A second bedroom and well-appointed bathroom complete the upper level, creating a comfortable, private haven for family or guests.

With titles ready and a location this exceptional, the opportunity to start building your dream home has never been more compelling.



## SPECIAL FEATURES

- Modern style exterior with combination cladding
- Three living spaces
- Two covered outdoor areas

## DIMENSIONS

Lower Floor Area	115.9m <sup>2</sup>
Upper Floor Area	83.1m <sup>2</sup>
Garage Area	39.8m <sup>2</sup>
Total Floor Area	238.8m <sup>2</sup>
Porches	25.4m <sup>2</sup>
Total Area	264.2m <sup>2</sup>
Land Area	630.0m <sup>2</sup> (mol)



\*NB - The image shown is our Ruakaka Ready to Build plan which does require modification to meet design guidelines and covenants and is an indication of what can be built on the sites.  
\*\*Package indication price is based on a section price of \$1,850,000.\*\*\*Further options are available including our Design and Build service.

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