



HOUSE & LAND PACKAGE

525 OTUMOETAI ROAD, MATUA, TAURANGA

**\$1,250,000\***

# DOWNSIZE IN MATUA

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**Now is your chance to embrace this fantastic new lifestyle opportunity in the heart of Matua**

Downsizing? Need less space? Well here is your chance to secure this premium House and Land package in one of Tauranga's most sought-after suburbs.

Featuring the architecturally designed single level Mangawhai Ready to Build plan, this modern home has been thoughtfully crafted to maximise comfort, functionality, and lifestyle.

Yet can still be adapted and changed to suit your needs.

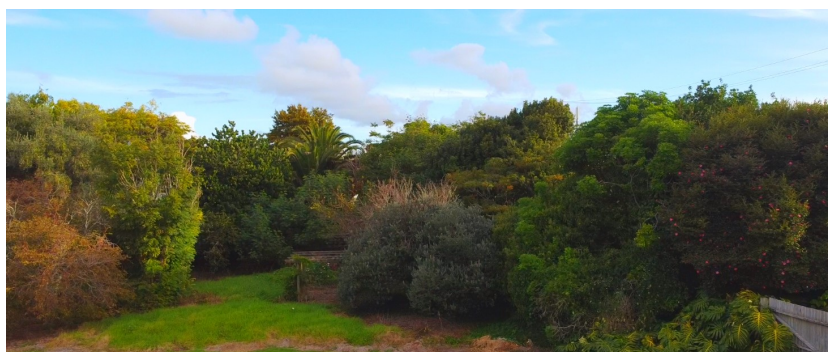
Situated just a short stroll from Cherrywood Village and the scenic Beach Road promenade, this centrally located section offers unbeatable convenience. The section even offers space for a pool, motorhome, or boat.

Truly a lock and leave beautifully designed home.



## SPECIAL FEATURES

- Open-plan kitchen, dining & living
- Compact yet still has plenty of space
- Two bedrooms with wonderful outdoor decks
- Landmark quality fixtures and fittings.
- Internal access garage & laundry
- Compact footprint, ideal for smaller sites
- Space for a boat, motorhome, or pool



## DIMENSIONS

Total Living Area	91.8m <sup>2</sup>
Garage Area	19.6m <sup>2</sup>
Porches	32.6m <sup>2</sup>
Total Area	144.0m <sup>2</sup>
Land Area	406.0m <sup>2</sup>



\*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 and the owner of the section.

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