



HOUSE & LAND PACKAGE

10 TIRIKATENE AVENUE, PAERATA RISE

**\$1,740,000\***

# MODERN LUXURY REDEFINED

3 2.5 2 1

Paerata Rise offers a lifestyle that perfectly balances modern convenience with a relaxed, family-friendly environment. Nestled in a thriving community, it provides easy access to schools, shops, and transport links, while still offering space, tranquillity, and room to grow.

With beautifully planned streets, green spaces, and a welcoming neighbourhood atmosphere, Paerata Rise is ideal for families seeking a safe, vibrant, and connected place to call home.

This smartly designed four-bedroom home offers effortless modern living. The open-plan kitchen, dining, and living area forms the heart of the home, complete with a scullery and seamless flow to spacious living zones. The master suite features a walk-in robe and ensuite, while three additional bedrooms share a well-appointed bathroom and separate WC. With a double garage, laundry, and ample storage, this home perfectly balances comfort, functionality, and style.

## SPECIAL FEATURES

- Luxurious separate master suite
- Open plan living room with fantastic flow to outdoors
- Kitchen includes a spacious scullery
- Separate laundry

## DIMENSIONS

|                   |                         |
|-------------------|-------------------------|
| Total Living Area | 165.5m <sup>2</sup>     |
| Garage Area       | 24.9m <sup>2</sup>      |
| Total Floor Area  | 200.4m <sup>2</sup>     |
| Porches           | 12.7m <sup>2</sup>      |
| Total Area        | 213.1m <sup>2</sup>     |
| Land Area         | 597.0m <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 Otakaro Ready to Build plan. Further options are available including our Design and Build service. Speak with your New Home Consultant for specification details.



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