

THE "BOSTON" SECLUDED SUNNY SITE

46 MONTGOMERY CRESCENT, KINLOCH

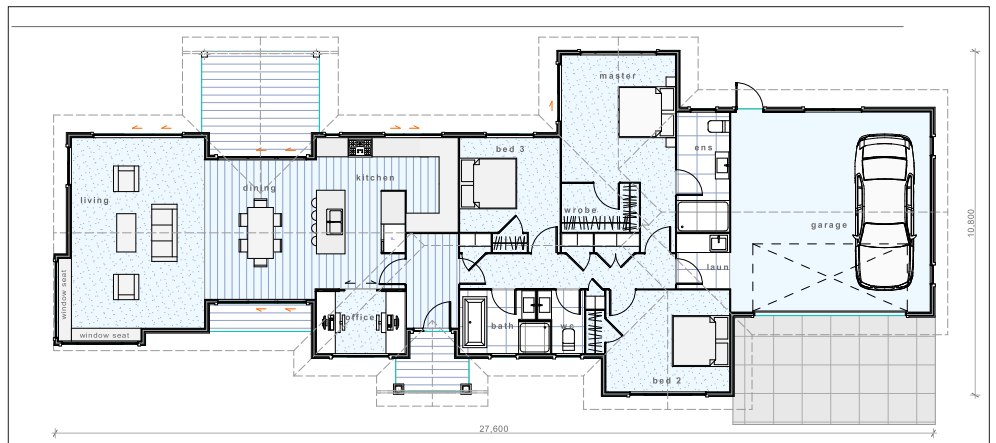


Tucked away down a private lane that backs onto the Okaia conservation reserve, the "Boston" design from Future Homes NZ is well suited to this long, sunny site. Feature gable roof design with portico, together with classic Linea cladding and Eldorado stone features to the entry, this is both an appealing and functional design.

Large glass doors and windows off the living and dining spaces allow the area to be filled with light, giving a spacious feel offering great indoor / outdoor flow out onto the patio area on the one side and a covered portico on the rear of the home. Or put your feet up, and relax in the window seat in the corner of the lounge with a good book. Open plan dining, kitchen, and living space, as well as a separate office, this 3-bedroom design has plenty of space for either a family or just a couple to enjoy.

Key Features:

- Feature stone cladding and covered portico
- Open plan living with great indoor / outdoor flow
- 3 Bedrooms and separate office
- Master has walk in robe and generous sized en- suite
- Laundry alcove off to the side of the double garage
- Peaceful, secluded, & sunny site backing onto Okaia reserve and just a short walk to the Whangamata stream, Kinloch lakefront, local store, café and Marina.
- Tennis courts, golf course, bike & walking trails all on your doorstep in this friendly community
- Just 20 minutes from Taupo township



• Total Floor Area 192.85m²

• Land Area: 1369m² mol

**House & Land priced from:
\$848,000**

*These images are an indication of what can be built on the site for the total package price. Negotiation and purchase of the section will be through Kim Fraser from Sotheby's International Realty and the build package directly through Future Homes NZ

To secure your opportunity
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