



## 23 Bird Rd Waiuku

**Offers Over \$885,000 Considered**

When privacy, open spaces and views to Rangitoto are on your wish list then this beautifully styled, near new, four bedroom G J Gardiner home may just tick all your boxes.

The home's interior is spacious with open plan kitchen, dining, living and a second separated family or games room directly off the central living area. This opens into the two children's bedrooms and main bathroom featuring a large picture window that takes in the north east facing rural views. On the northern end of the home is the master bedroom, walk in wardrobe and en-suite. The guest bedroom and third toilet sit beside the master.

The interior decor is clean and light, beautifully contrasting with the darker floor coverings, kitchen bench tops and cabinetry. Designed to keep the whole family involved, the kitchen sits facing the living, well appointed with quality appliances, plenty of bench and storage space and an island for informal dining. Enjoy the easy flow from indoors to outdoor entertainment areas - paved and covered to make the most of year round el fresco dining.

4  2  2 

**FOR SALE**

Sold

**VIEW**

[pukekohe.ljhooker.co.nz/3TUHFY](https://pukekohe.ljhooker.co.nz/3TUHFY)

**CONTACT**

**Fiona Clarke** 0275 476 043

**LJ HOOKER PUKEKOHE**

(09) 239 1356

The home overlooks the three acres of rolling to steeper grazing land, plenty of room for the pony and a calf club pet or two.  
The home is complete but leaves plenty of scope for landscaping.  
Endless possibilities to stamp your mark and create a property you will be proud to call home.  
Call Fiona today to view

PLEASE NOTE: Specified floor and land area sizes have been obtained from sources such as PropertySmarts, Auckland Council (LIM) or Title documents. They have not been measured by the Salesperson or LJ Hooker Realty 2000 Limited. We recommend you seek your own independent legal advice if these sizes are material to your purchasing decision.

## More About this Property

PROPERTY ID	3TUHFY
PROPERTY TYPE	Residential
LAND AREA	13,302 m <sup>2</sup>
INCLUDING	Toilets (3)

Licensed Real Estate Agents (REAA2008)



### LJ Hooker Pukekohe - Realty 2000 Ltd

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