

**1 Anglers Way**  
Omokoroa

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# 1 Anglers Way

## Omokoroa

 4 
  2 
  2 
  233m<sup>2</sup>
 646m<sup>2</sup>



## *Family living at its best*

Situated on a corner site, this large family home exudes a generosity of spirit and has been perfectly designed for families of all shapes and sizes. This property is a standout choice for families on the peninsula. As we step inside, you'll immediately notice the spacious open-plan living area. With dual access to the outdoor entertainment space, it's the ideal spot for family gatherings and summer barbecues. The well-appointed kitchen serves as the heart of the home, featuring double ovens, a large island bench, and plenty of prep space. It's perfect space for staying connected while entertaining. Accommodation comprises of four generous bedrooms, one currently utilised as a home office, offering versatility and functionality. The primary suite is a true retreat, complete with a generous ensuite and a walk-in robe. You'll love the direct access to your private spa area - perfect for relaxing under the stars after a long day. The double garage comes with a spacious laundry that provides ample storage and workspace, keeping everything organised and efficient. Step outside to discover a level, expansive 646sqm site. Thoughtful landscaping ensures privacy with stunning screening and features mature gardens that beautifully frame the property. You'll also find raised vegetable gardens for the green thumbs in the family, along with plenty of space for the kids to run around and even shoot some hoops - fully fenced for the safety of children and pets alike. You'll also enjoy the convenience of being close to local amenities, including excellent local schools and daycare facilities.



# Property Information

## legal

**legal description:** Lot 35 DP 525703 as comprised in Certificate of Title 851747

**council rates:** \$4,652.78 as at Oct 2024

**regional rates:** \$412.73 as at Oct 2024

**rateable value:** \$1,230,000 as at 1 Sept 2022

**floor area:** 233m<sup>2</sup>

**land area:** 646m<sup>2</sup>

## property

**bedrooms:** 4

**bathrooms:** 2

**lounges:** 1

**heating/cooling:** Heat pump

**hot water:** Electric

**fencing:** Fully fenced

**land contour:** Level

**glazing:** Aluminium, double glazed

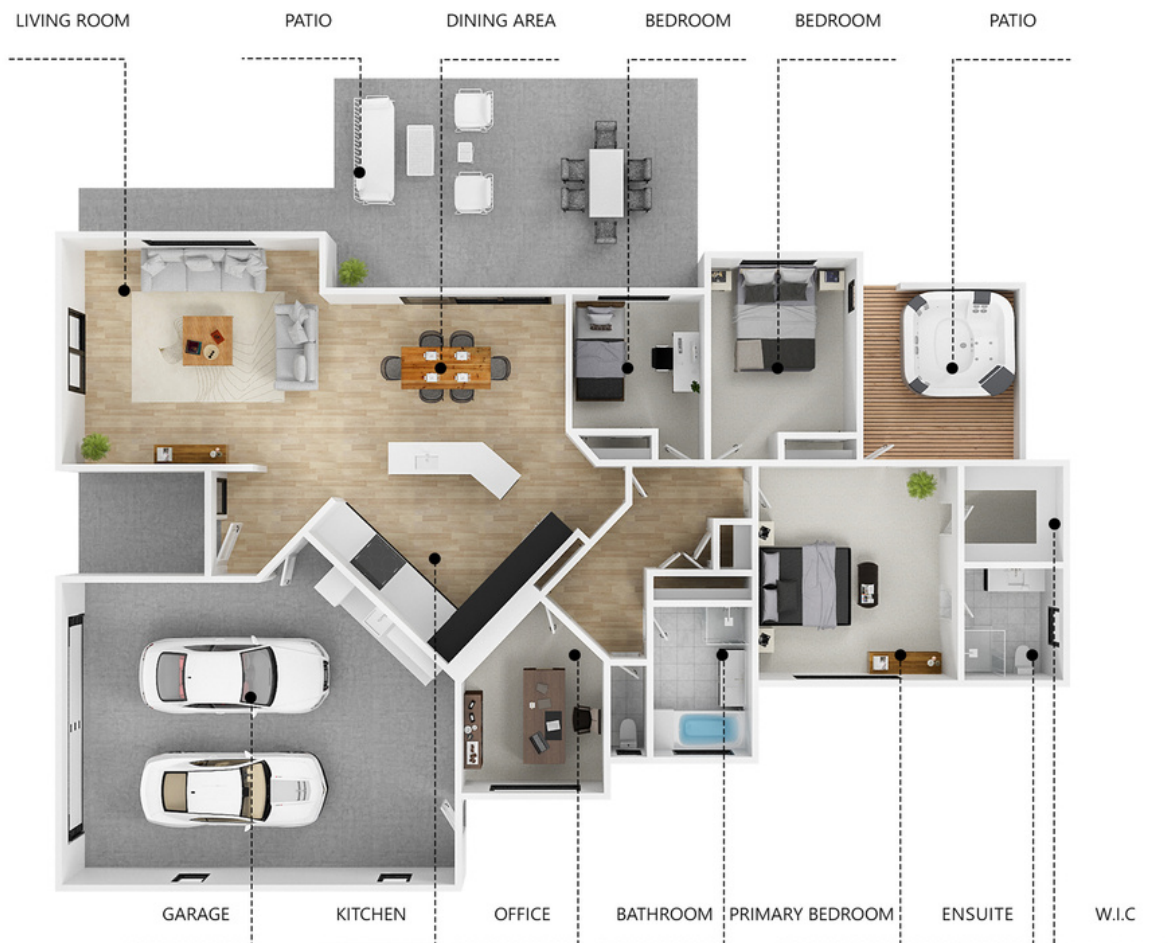
**water and sewage:** Mains

## chattels

- Wall oven
- Cooktop
- Blinds
- Curtains
- Light fittings
- Dishwasher
- Extractor fan
- Garden shed
- Garage door opener
- Heated towel rail
- Rangehood
- TV aerial



# Notes







# Your TEAM



## Address

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## Telephone

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## Email

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