



EXQUISITE OASIS LIFESTYLE!

A pristine property with the immaculate (2014) residence of show home quality, nestled on the 2010m² landscaped grounds. Featuring three double bedrooms, two bathrooms, study, separate lounge, media room, plus private outdoor living on the spacious covered portico deck. A dream kitchen completes the portrait being the entertaining hub of the home complete with stone bench tops and butler's pantry.

A true retreat from the hustle and bustle of the city, where the treed surrounds, bird call and bubbling brook close by, offers true tranquillity.

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ENQUIRY OVER **\$775,000**

20 Waiorakei Way
Welcome Bay

Web ID# WB1220

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Property Information	
Property Address	20 Waiorakei Way, Welcome Bay
Legal Description	Lot 17 DP 320425 CT81079
Land Value	\$157,000
Capital Value	\$597,000
Capital Valuation Date	July 2015
Rates	\$2963.83
Year Built	2014
Exterior Construction	Brick and Cavity Weather board
Roof	Longrun Colour Steel
Joinery	Aluminium
House Area	240m ² approx.
Land Area	2010m ² approx.
Bedrooms	Three
Bathrooms	One
En-suites	En-suite
Garaging	Double garage
Chattels	Stove, Fixed floor coverings, Blinds, Dishwasher, Electric garage door opener with 2 remotes, Waste disposal, Rangehood, Heated towel rails x 2, Bathroom heater, TV Aerial, Security lights, Electric heater to Media Room.

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HEALTH AND SAFETY NOTES:

All parties must be registered to inspect this property and comply with the Health and Safety at Work Act 2015.

- Report any incidents, accidents or near misses while on the property.
- Wear suitable footwear, where appropriate, and take extra care on wet, slippery or uneven surfaces. Running is prohibited.
- Do not touch or operate any electrical or other machinery without consent while on the property.
- Children must be supervised at all times and for the purpose of safety it is prohibited for any visitors to use any of the sellers equipment, recreational or otherwise.
- No smoking on the property (this property is a smoke free zone to all visitors)
- In the event of an emergency assemble outside the front of the property.
- All inspections of this property are based on an "as is where is" basis. The agent is unable to guarantee all aspects of risk management disclosure when some risks are unknown or undetected at this point. You enter this property at your own risk.

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THINKING OF SELLING?—COMPARE OUR RATES:

2.95% TO \$400,000 2% THEREAFTER, \$500 ADMIN + GST



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