



TOO GOOD TO LAST

Built in 2016 by Golden Homes, here is your opportunity to secure a luxurious home with great street appeal in a highly sought-after location in the thriving heart of Papamoa East. Solidly constructed of brick and tile with steel framing, this lovely home is situated on a cul-de-sac designed with all the comfort and convenience of modern family life. This 180m² home is positioned for the sun and offers four bedrooms, two bathrooms, spacious living areas, and a double garage all on a fully fenced, level section of 432m². The modern open plan layout with double stacker doors allows for a fantastic indoor-outdoor flow to the safe and secure backyard with views of the Papamoa Hills in the distance. Double glazing and a heat pump will ensure winter warmth. You will appreciate the convenience to popular Golden Sands primary, 4 Square convenience store, medical facilities and proximity to bus routes and also the beach.

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\$695,000

21 Ponga Place Papamoa

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Property Information

Property Address	21 Ponga Place, Papamoa
Legal Description	Lot 238 DP479762 CT: 669197
Land Value	\$171,000
Capital Value	\$485,000
Capital Valuation Date	July 2015
Rates	\$2,700.81
Year Built	2016
Exterior Construction	Brick
Roof	Steel Tile
Joinery	Aluminium
House Area	180m ² approx
Land Area	432m ² approx
Bedrooms	Four
Bathrooms	Two
Garaging	Double garage
Chattels	Fixed floor coverings, Blinds, Drapes, Light fittings, Dishwasher, Electric garage door opener with 2 remotes, Waste disposal, Rangehood, Alarm, Heatpump, TV Aerial, Security lights.

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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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