



Legal Description FLAT 2 DP91159 ON LOT 61 DP10263 HAVING 1/2 SH IN 507M2 *

Floor Area 140 sqm (approximately)*

Rateable Value \$1,500,000*

WCC Rates \$5276.06 pa*

* Source—Property Guru, WCC

For sale with Price by Negotiation



74 Marewa Road Hataitai

Easy living with Style and Views!

This is it - your golden opportunity to secure an immaculately presented elegant, contemporary home with panoramic views and fabulous sun is right here! Just some of the features of this very special home include;

- 3 double bedrooms, the generous master with walk in wardrobe and ensuite
- Light filled and spacious open plan living, dining and kitchen – perfect for easy entertaining
- Cosy and warm with double glazing, insulation and heat pump
- Easy care private decks and landscaped gardens
- Internal access garage with extra storage space

You'll love the superb location with the cafes, bars and local shopping at Hataitai village close by and with easy access to the Mt Victoria Town Belt and on to the CBD or south coast.

This stylish, well designed home represents a unique opportunity for you to enjoy an easy care lifestyle in an enviable location. Our owner has loved living here and thoroughly enjoyed the lifestyle that 74 Marewa offers but the decision has been made to sell and now this could all be yours!

Visit johncallam.com/74-marewa-road for more information.



If you are interested in knowing the current market value of your home or investment property feel free to call, text or email me for an up to date market report on your property.

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Well lit and sunny open plan lounge, dining and kitchen. This space is designed to make the most of the spectacular views and is situated a level below the entrance hallway and internal access garage. Clever use of skylights and a glass balustrade ensure maximum light.



Looking across the spacious living area to the deck and dining area



The lounge area has easy access to a deck with fabulous views providing good indoor/outdoor flow and the high stud enhances the feeling of space. The area is heated and cooled by a wall mounted heatpump.



Private north facing deck perfect to relax on and enjoy the view or fire up a barbeque for easy entertaining!



Dining area with generous windows to maximise the spectacular view.



The well designed and stylish kitchen has good storage, an integrated fridge, dishwasher, electric hob, under bench oven, stainless steel splashback and rangehood. The benchtops are a mix of timber and stainless steel and the floors are laminate.



The spectacular, panoramic view overlooking Evans Bay from the harbour to the north to the airport to the south.



Bedroom 1, the master is located at the end of the downstairs hallway and is a very generous double in size with amazing views and light and easy access to the deck and landscaped garden area. There is a walk in wardrobe and ensuite.



The ensuite has a shower cubicle, contemporary vanity unit, toilet, heated towel rail, scope wall heater and tiled floor.



Hot water is electric.

Bedroom 2 is located to the left of the downstairs hallway and is double in size with built in wardrobes. It has generous windows and French doors which open out to the deck and landscaped garden area which is shared with the master bedroom.



Bedroom 3, is located to the right of the downstairs hallway and is a single in size with built in wardrobe and good study space. Full length windows provide a lovely outlook to a landscaped garden area and good natural light.



The main bathroom is located on the lower level and has a shower over bath, toilet, pedestal sink, mirror vanity cupboard, heated towel rail, wall mounted scope heater and tiled floor.



There is an airing cupboard and wall mounted electric heater in hallway.