



Bedrooms:5

Bathrooms:3

Garages:2

Luxury Living - Subdivision Potential

305 Mangorei Road, Merrilands, New Plymouth

Price: Buyer Enquiry Over \$1,649,000

This impressive and generous 345sqm family home built on a 2014sqm section, with the potential to subdivide is sure to leave a lasting impression. Boasting five bedrooms, including a lavish master suite located upstairs, complete with its own ensuite and private deck showcasing stunning views of the serene Waiwhakaiho river. Designed for both comfort and luxury, this home features three well-appointed bathrooms and a modern kitchen where functionality seamlessly merges with style. Two distinct lounges offer ample space for relaxation and entertainment, while a spacious double garage provides convenient internal access.

Outdoors, you'll find two distinct areas for relaxation: a fenced pool area for refreshing dips, and

an inviting outdoor portico featuring a cozy fire, ideal for intimate evenings. Meanwhile, expansive lawns provide the perfect playground for children. Enveloped by mature trees and meticulously manicured garden, the air is filled with the soothing melody of birdsong.

Situated in close proximity to schools, this property is also perfect for those who value the convenience of local amenities. Within close proximity lies the Merrilands Shopping Centre, home to a New World Supermarket, doctors' offices, a pharmacy, and a post office, among other conveniences. Additionally, just a short stroll away, residents can enjoy the Merrilands Domain and Audrey Gale Reserve, a popular 5-acre park offering activities such as dog walking, swimming, picnicking, and paddling.

Don't miss out on this incredible opportunity—call today to register your interest in this exceptional property.

Ref: NP02664

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