



HOUSE & LAND PACKAGE

86E CITRUS AVE, WAIHI BEACH

\$2,349,000*

HOUSE FOR THE HILLS

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Claim your piece of paradise with this 1,206m² (approx.) freehold section, perfectly suited for a variety of lifestyles in wonderful Waihi Beach.

Large sections are almost impossible to purchase at Waihi Beach but here's a stunner for you!!

This spectacular gently sloping section of 1206m² is just perfect for this Landmark Home or have us design one for you.

Conveniently located and a short walk to the beach and the charming villages shops

When you have a site that slopes down the Edgewater design is a great starting point, making the most of the site, sun and views.

Garage, entry and study share the highest level. The living, kitchen, dining and master suite occupy the mid level, whilst another living space and bedrooms are below.

Well positioned decks enable a fabulous outdoor living environment.



SPECIAL FEATURES

- Three split-levels to make the most of a sloping site
- Weatherboard cladding exterior
- Luxurious master suite on main living level
- Living and dining open to generous decking
- Guest bedrooms, bathroom and family space, together on lower level

DIMENSIONS

Lower Floor Area	68.5m ²
Upper Floor Area	139.9m ²
Garage Area	42.9m ²
Total Floor Area	251.3m ²
Porches	49.5m ²
Total Area	300.8m ²
Land Area	1,206m ²



*NB: These images are an indication of what can be built on the site for the package price. Negotiation and purchase of this House & Land package will be directly through Landmark Homes Bay of Plenty.



CONTACT SHANE RAYMOND
027 570 0908
shane.raymond@landmarkhomes.co.nz

