



HOUSE & LAND PACKAGE

LYNLEY PARK, STAGE 7, LOT 702 OMOKOROA

**\$2,300.000\***

# A LANDMARK IN LYNLEY PARK

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Nestled between Tauranga and Katikati, the Omokoroa Peninsula extends gracefully into Tauranga Harbour, showcasing the Bay of Plenty's natural beauty. Lynley Park features generous sites with stunning, unobstructed views of the harbour.

The Rakino plan is a refined, smaller version of the mid-century-inspired Motutapu design. With thoughtful well-utilised space, this home features three bedrooms and a host of impressive amenities.

The carefully planned layout includes a separate laundry, scullery, and a separate toilet. The fantastic open-plan living and dining area, complete with a north-facing kitchen, ensures ample natural light and stunning views. The master bedroom offers a spacious walk-in wardrobe with direct access to a luxurious ensuite, which features its own separate toilet.



## SPECIAL FEATURES

- Spacious open-plan living and dining area with north facing kitchen
- Master bedroom with walk-in wardrobe and ensuite
- Mid-century style with abundant natural light and elegant design.
- Clad in Abodo Vulcan and feature bricks.
- Easily adapted to enlarge all areas to maximise this amazing site.

## DIMENSIONS

Total Living Area	156.5m <sup>2</sup>
Garage Area	35.8m <sup>2</sup>
Total Floor Area	192.3m <sup>2</sup>
Porches	74.7m <sup>2</sup>
Land Area	1553m <sup>2</sup>



\*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 - Titles due in December 2024.

**CONTACT US TODAY**  
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