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SOLUTIONS



THE BENMORE SHOW HOME

The Benmore

Address:	69 Benmore Crescent The Lakes Tauranga
Property Description:	LAND AREA 620 Square Metres BUILDING 237.8 Square Metres
Title Details:	Lot 626 DP 462245 CT 609454
Rates per annum	\$1,856.18
Registered Valuation:	\$1060,000.00 One Million & Sixty Thousand Dollars dated 24 November 2017
Asking Price:	\$1135,000.00 One Million, One Hundred & Thirty Five Thousand Dollars.

DESIGNED FOR "EXTENDED FAMILY LIVING". A DEPENDENT, A GRANDPARENT, A BORDER, A CARER, A COUPLE REQUIRING THEIR OWN SPACE. TAKE A MOMENT TO TOUR "THE BENMORE".

The first thing you notice when pulling up at the kerb is the impressive landscaping with eye catching railway sleeper retaining and manicured lawns. The house is early settler with linear weatherboards and boxed corners. Louver vents decorate the three gables adorning the street view.





The front entry deck is graced with wide boards that not only lead you to the front door but also provide a boardwalk to the covered alfresco area.

Through the front door and into a wide foyer with oak flooring, you remove your hat and place it on the cloak rack positioned perfectly for this. To the right is the kitchen and dining with ample room for 6 seater dining, plus bar stools to the kitchen bench. The kitchen is modern with a touch of history. Bifold doors open onto the large alfresco deck off the kitchen. More bifold doors open up the dining to a private courtyard graced with sealed patio pavers, white roses and white lime chip.

The lounge is separated from the kitchen and dining by a sliding barn door which gives the feeling of old world and a touch of modern living. The air conditioned lounge has a vaulted ceiling and access to the north facing alfresco deck.

The office is off the front foyer, a large window graces the back wall with views to a private garden, stepping stones and white lime chip.

You leave the office and step into the double garage with insulated walls, ceiling and garage door, it feels great with garage carpet under your feet. A recess in the east wall allows more room to open the car door and room for shelving.

Down the hall the first room is the laundry with ample bench space, overhead cupboards, tiled floor and its own utility deck with wide soffits to shelter from the rain.

Move along the next room is the toilet with soft close seat and higher pedestal, the vanity is New Zealand Oak with mirror cabinet, tiles grace the floor.

The next room is large for a spare bedroom with double robe, wardrobe system and two way lighting.

Further down the hall the bathroom beckons you in, the tiled floor is warm with underfloor heating, the wall tiles meet the ceiling. The bath is free standing with ample space. The round mirror with its back lighting sits above the wall hung vanity. Nestled between the tiled shower and the bath a

toilet with soft close seat and higher pedestal complete the picture.

The master bedroom is next on your journey, the first thing you notice is the ranch slider and the paved area beyond linking back to the dining room. The room is large with plenty of room for side tables and duchess. There is a TV jack point perfectly placed, two way lighting tick the box, double power points each side of the bed. The Walk in Robe is finished in 30mm melteca wardrobe shelving systems. You move to the ensuite and again notice the tiled floor is warm, the tiled shower is level entry, the tiled walls meet the ceiling, a vanity tower sits on the wall alongside the New Zealand Oak vanity top with white vessel. The round vanity mirror is back lit to provide soft lighting. The toilet has a higher pedestal with soft close seat, heated towel rails complete the picture.

The next bedroom could also be the master with ample room for a queen size bed, side tables and sofa, two way lighting and double power-points beside the bed tick the box. The walk in robe is large by any standard with 30mm melteca shelving wardrobe system.

The second lounge sits alongside the bedroom, this room is designed as a retreat, the ranch slider gives access to a paved patio and views to the garden, a heat pump sits on the wall. Behind the wall harbours hot and cold water connection, waste, power to appliances as well as oven connection. Adding a kitchenette is simple and streamlined by its designer.

You wander back down the hall, there is a door leading out to the patio, along the path you find yourself back at the dining room, it feels good, the flow is right, you could live here.



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