



**LJ Hooker**

**SOLD**



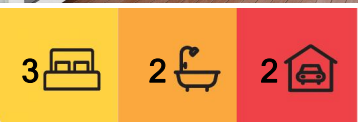
## Broad Bay, 20 Holm Avenue

### A Hidden Sanctuary in Broad Bay

Tucked away under the watchful eye of Harbour Cone, a hidden sanctuary awaits, where nature and modern comfort exist in perfect harmony. As you walk up the driveway, the sound of birdsong fills the air. Tui and bellbirds flit between the well-established native trees, their melodies blending with the gentle rustling of leaves. This is a home that breathes with the land, a retreat just moments from the sparkling waters of Turnbull's Bay.

Stepping through the front door, warmth greets you like an old friend. Beneath your feet, underfloor central heating provides a steady, comforting heat for those colder months, its in-slab piped hot water efficiently warmed by an air-to-water heat pump. A quick glance around reveals thoughtful design--large windows flood the space with natural light, perfectly aligned to capture the winter sun's golden embrace. The Escea gas fire flickers invitingly, casting a cosy glow across the room.

In the heart of the home, the kitchen is a gardener's dream come true. Outside, the land



**For Sale**  
Negotiation

**View**  
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provides in abundance--raised vegetable gardens brim with seasonal produce, and fruit trees stand heavy with their offerings. Greengage, Hawera, Coe's Golden Drop, and heritage varieties of apples and pears flourish in the sun, alongside bursts of color from raspberry canes, blackcurrants, blueberries, and rhubarb. A short walk among the trees reveals a well-hidden chicken coop, where there have been generations of hens, scratching at the earth and providing fresh eggs each morning.

Beyond the gardens, a sense of adventure beckons. With the wonders of the Otago Peninsula at your doorstep, every day holds the promise of discovery. The cool blue waters of Turnbulls Bay are just a short stroll away, perfect for an early morning paddle or an evening spent watching the sunset paint the sky in soft hues of pink and gold.

Yet, despite its peaceful surroundings, this home is built for modern living. Azzurro evacuated tube solar panels work in harmony with the electric hot water system, ensuring energy efficiency, while double-glazed, argon-filled Low-E tinted aluminum joinery keeps the warmth in and the cold out. LED lighting brightens each space, and a substantial high-stud double garage, complete with an attached store and utility room and plenty of off street parking the home offers practicality without compromise.

Here in this tranquil corner of Broad Bay, life moves at a different pace. It's a place to grow, dream, and embrace the opportunity to live your best life while enjoying all the luxuries of modern design. Set in the Broad Bay community, there are plenty of activities to get involved in, such as the Broad Bay Boat Club and the Otago Peninsula walking and cycling trail.

Whether you're a nature lover, fitness enthusiast, or someone seeking a serene environment, Broad Bay offers a harmonious blend of modern living and community engagement amidst the stunning backdrop of the Otago Peninsula.

Could this be the sanctuary you've been searching for? Contact us today to arrange a viewing.

## More About this Property

<b>Property ID</b>	3PH0GDS
<b>Property Type</b>	House
<b>Land Area</b>	1362 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

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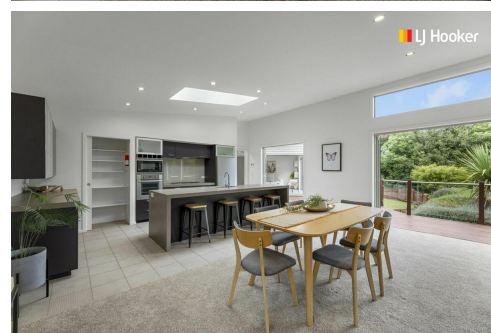
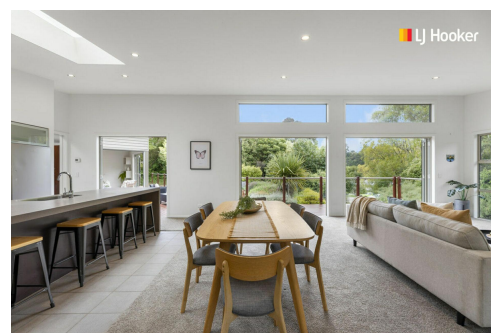
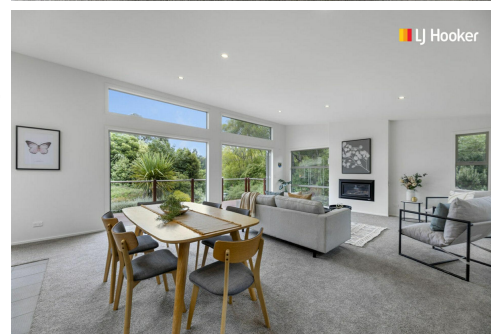
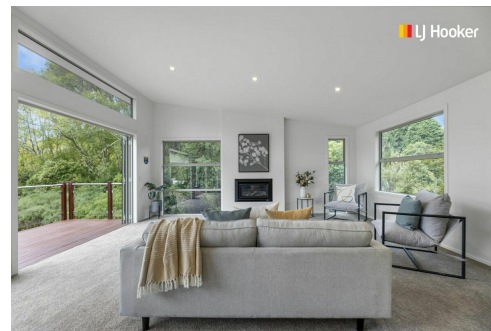
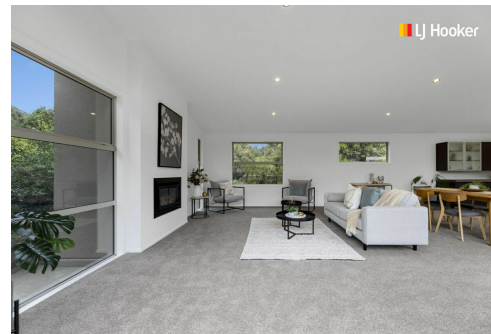
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*This floor plan is not to scale and is for illustrative purposes only.*