



## Brookby, 430 Twilight Road

### Secluded Elegance

Nestled in a sunny spot amongst the trees, is this wonderful private residence. If you are looking for a low maintenance property, however want to enjoy the rural lifestyle, then this is essential viewing. Built with family in mind, the layout is both functional and offers space and privacy for all.

At the heart of this stunning 330m<sup>2</sup> (more or less) home is the spacious open plan kitchen/dining/family room, which leads out onto a sunny patio. The designer kitchen offers large island, scullery, Miele appliances, double ovens, so entertaining will be a pleasure.

Venturing on you will discover the children's wing, complete with 3 double bedrooms, a family size bathroom and separate laundry. There is a separate "Media Room" of formal lounge if you prefer. Additionally, there is a rumpus/game room with a kitchenette and bathroom. This has the option of separate external entry if required.



**For Sale**  
1,799,000

**View**  
By Appointment

**Contact**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Drury**  
**+64 9 2947500**  
TNB Property Services Limited



The master retreat is tucked away for privacy and offers a palatial ensuite with his and her walk-in wardrobes.

A small office/nursery is close by if needed. The thoughtful and clever design of this home allows for easy everyday intergenerational living. Located only a 10 minute drive to the motorway and with the popular Brookby school just down the road, everyday life will be effortless.

A Quality property that offers plenty of potential for the next owner to make their own.

PLEASE NOTE: Specified floor and land area sizes have been obtained from sources such as Property GURU, Auckland Council (LIM) or Title documents. They have not been measured by the Salesperson or LJ Hooker - TNB Property Services Limited . We recommend you seek your own independent legal advice

## More About this Property

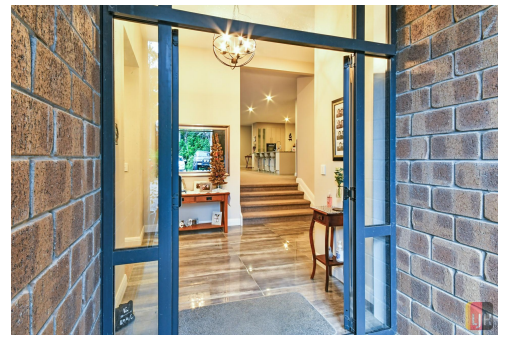
<b>Property ID</b>	XEHYP
<b>Property Type</b>	Lifestyle
<b>House Size</b>	330 m <sup>2</sup>
<b>Land Area</b>	2920 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Venita Attrill 021 286 7792**

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