



## Karaka, 27 Capriana Drive

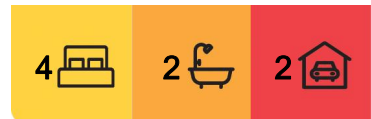
### Heading Overseas, Vendors Geared Up to Get Sold

Step into sophistication and executive living in this exquisite residence within the serene Karaka Harbourside community. Tailored for families seeking style and accessibility this spacious 4-bedroom home offers premium style living. Safeguarded within a gated section set back from the road, it ensures privacy and family safety.

With ample parking, including a carport and an internal access 2-car garage, storage space is abundant. The heart of this home lies in the open plan chef's kitchen, dining, and living area, seamlessly flowing to a delightful patio - a perfect spot for the jacuzzi. The formal lounge, with an outdoor undercover BBQ area, suits gatherings in any weather, from cosy family dinners to grand soirees. Enjoy the romance of pizza cooked in a wood fired pizza oven by Flare Fires, New Zealand's most luxurious outdoor fire places.



**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.



#### For Sale

Enquiries Over \$1,350,000

#### View

[ljhooker.co.nz/8RRHFY](http://ljhooker.co.nz/8RRHFY)

#### Contact

**Becks McDonell Murdie**

0275 378 346

[becks.karaka@ljhooker.co.nz](mailto:becks.karaka@ljhooker.co.nz)

**Dylan Turner**

021 315 116

[dturner.manurewa@ljhooker.co.nz](mailto:dturner.manurewa@ljhooker.co.nz)

**LJ Hooker Pukekohe**

**(09) 239 1356**

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Low-maintenance, manicured gardens create an idyllic setting for relaxation and outdoor activities. This quality home provides an ideal family entry into the prestigious neighbourhood, known for its stunning surroundings, leisurely waterfront walks, public transport, local shops, desired schooling, and exceptional lifestyle.

The bonus: The Vendors are relocating overseas, making this your opportunity to embrace sophisticated living in a dream home

For more information contact Dylan Turner at 021 315 116 or Becks McDonell Murdie at 0275 378 346.

Click the link to view the property:

<https://portal.diakrit.com/product/smartnav/12506287>

PLEASE NOTE: Specified floor and land area sizes have been obtained from sources such as Property Smart, Auckland Council (LIM) or Title documents. They have not been measured by the Salesperson or LJ Hooker - Realty 2000 Limited. We recommend you seek your own independent legal advice if these sizes are material to your purchasing decision.

## More About this Property

**Property ID** 8RRHFY

**Property Type** House

**House Size** 206 m<sup>2</sup>

**Land Area** 605 m<sup>2</sup>

**Licensed Real Estate Agents (REAA2008)**

### Becks McDonell Murdie

Sales and Marketing Consultant & Business Development Manager  
(Sales) | [becks.karaka@ljhooker.co.nz](mailto:becks.karaka@ljhooker.co.nz)

### Dylan Turner

Principal, Licensee Franchise Owner / Sales & Marketing Consultant |  
[dturner.manurewa@ljhooker.co.nz](mailto:dturner.manurewa@ljhooker.co.nz)

### LJ Hooker Pukekohe (09) 239 1356

Realty 2000 Ltd

7 Paerata Road, PUKEKOHE NZ 2120

[pukekohe.ljhooker.co.nz](http://pukekohe.ljhooker.co.nz) | [pukekohe@ljhooker.co.nz](mailto:pukekohe@ljhooker.co.nz)



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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

27 Capriana Drive, Karaka

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