

## Matakana, 12 Titoki Close

### Sassy Matakana Villa

Step into this sleek, freehold, two-storey, 2-bedroom, 2-bathroom villa, in a great location at the back of the Matakana Villas complex on Matakana Valley Rd, nestled in the vibrant heart of Matakana Village. Perfect as a lock-up-and-leave, weekend retreat, rental, or easy-care home.

Inside, discover a thoughtfully designed layout that maximizes light and flow. The open-plan living extends seamlessly onto the deck with a low-maintenance garden, ideal for alfresco dining, entertaining friends, or relaxing with a book in the sun. The lounge is cosy, the kitchen features a breakfast bar, and a guest toilet is also located downstairs. Both double bedrooms with quality fittings, tile floors, and underfloor heating are upstairs. The master has Louvre Shutters and an en-suite, the other has direct access to the generous main bathroom.

Tucked away from the bustle, this premium villa occupies a great position in the development-quiet, private, and comes with a car park, right at your doorstep.

Whether you're soaking up village life with its shops, cafes, cinemas, and popular markets,



**For Sale**  
\$995,000

**View**  
Sun 27th Jul @ 11:00AM - 11:45AM

**Contact**  
**Marie-Dominique Lennan**  
021 490 039  
marie.lennan@ljhooker.co.nz

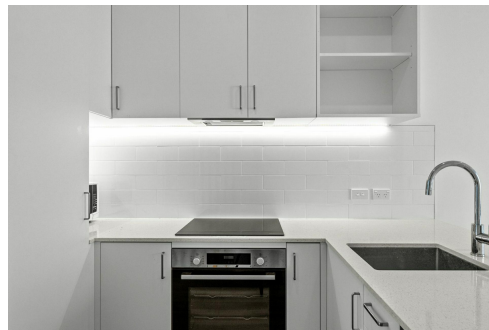
or unwinding in your own private space, 12 Titoki Close offers the ultimate blend of location, style, and low-maintenance luxury.

## More About this Property

<b>Property ID</b>	FEWHAY
<b>Property Type</b>	Townhouse
<b>House Size</b>	68 m <sup>2</sup>
<b>Land Area</b>	69 m <sup>2</sup>
<b>Including</b>	Toilets (3)
<b>Licensed Real Estate Agents (REAA2008)</b>	

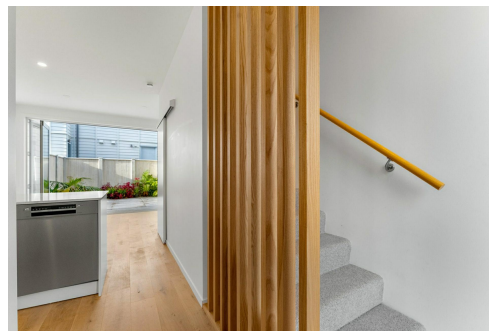
**Marie-Dominique Lennan 021 490 039**  
Salesperson | marie.lennan@ljhooker.co.nz

**LJ Hooker Warkworth (09) 425 8589**  
Tulp & Co Limited  
20 Queen Street, WARKWORTH NZ  
warkworth.ljhooker.co.nz | tulpandco@ljhooker.co.nz



**LJ Hooker**

Plans & Dimensions Are Approximate. Actual May Vary.



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