



## Pokeno, 1 Helenvale Crescent

WILL MEET ALL YOUR REQUIREMENTS.

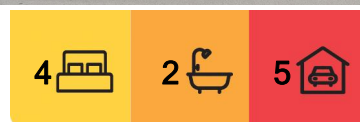
### Sophisticated Family Living

Meaning: A stylish and spacious residence designed for modern family life-offering comfort, functionality, and elegant indoor-outdoor flow in a peaceful, well-connected neighbourhood.

### SPACE

Welcome to an outstanding residential opportunity where contemporary sophistication integrates seamlessly with comfort. This remarkable 215 square meter, four-bedroom family residence has been meticulously crafted to promote family cohesion and relaxation. Upon entry, a spacious hallway welcomes visitors, establishing an inviting atmosphere that extends throughout the living areas.

Each generously proportioned bedroom is fitted with blinds and drapes, providing a personal retreat for family members. The master bedroom includes a walk-in wardrobe, a



### For Sale

Offers over \$970,000

### View

[ljhooker.co.nz/6JJ16](https://ljhooker.co.nz/6JJ16)

### Contact

**Vicky Ward**

021 170 1180

[vicky@ljhsouth.co.nz](mailto:vicky@ljhsouth.co.nz)



**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 Pokeno**

**09 298 4000**

Southern Suburbs Realty Ltd

heat pump, and an ensuite bathroom, thereby enhancing convenience in daily routines. The tiled bathrooms, accompanied by a separate toilet, contribute both practical functionality and aesthetic appeal to the property. Extensive storage solutions throughout the residence further augment its utility.

The broad hallway offers a clear passage to the core of the residence, where a modern kitchen awaits. This kitchen is equipped with high-quality appliances and a convenient walk-in pantry, ideal for efficient meal preparation. It connects effortlessly to both the dining and family rooms, fostering a harmonious living experience. The open-plan family room, which features an additional heat pump, is designed to accommodate family gatherings and communal activities. Additionally, the separate formal lounge can be closed off, providing an intimate setting for movie nights or quiet relaxation.

Entertainment is facilitated with ease, as both the family room and formal lounge lead to a covered outdoor entertaining area. This space serves as an excellent venue for alfresco dining or peaceful evenings. The outdoor area includes a spa pool for relaxation, and the low-maintenance backyard features a fenced area suitable for pets while also allowing for expansion opportunities, should one wish to create a more extensive outdoor space

## FEATURES

- House Area : 215m2 (approx.)
- Land Area : 655m2 (approx.)
- Fully alarmed
- Two Heat pumps
- Ventilation system
- Garden shed
- Outdoor dining furniture
- Outdoor PVC blinds
- Easy care gardens

## LOCATION

Set in a peaceful and family-friendly neighbourhood, 1 Helenvale Crescent enjoys easy access to local schools, parks, shopping centres, and public transport options. A well-connected location that still offers privacy and tranquillity, this address brings the best of both worlds.

## OPPORTUNITY

This standout property presents a rare opportunity for families seeking space, comfort, and style in a desirable location. Whether you're upsizing or looking for a modern family haven, this home is ready to welcome you. Contact Vicky today on 021 170 1180 to arrange your private viewing or learn more.



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## More About this Property

Property ID	6JJ16
Property Type	House
House Size	215 m2
Land Area	655 m2
Including	Ensuite
Licensed Real Estate Agents (REAA2008)	

**Vicky Ward 021 170 1180**

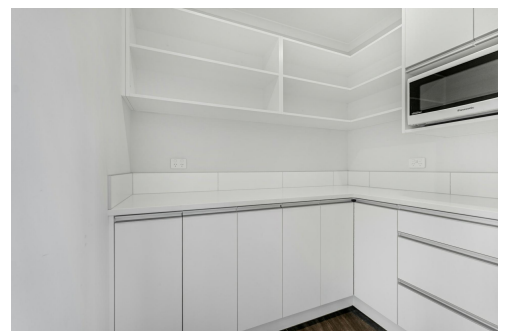
Licensed Salesperson | [vicky@ljhsouth.co.nz](mailto:vicky@ljhsouth.co.nz)

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