



11 Beau Lane, Waihi Beach

## A Special Build Designed for Easy Living

Step inside and you'll instantly feel a sense of calm as the home opens before you. Just two years old, it's been thoughtfully designed with smart, innovative touches throughout, from the stylish bench tops to double glazing and more.

The open-plan living spaces flow seamlessly to a private courtyard, complete with an outdoor fire, hot tub, and raised vege gardens ready for the spring and summer season. Upstairs, the generous bedrooms are larger than most, with elevated views to the hills adding a touch of serenity.

Close by, walkways connect you to the beach and local village, all within easy walking distance. A playground within the lane makes this location even more appealing for families.

This home offers peace, privacy, and a special build that needs to be experienced in person.

Come and see all that's on offer, it may be just what you've been looking for. Add ev-car charger in the garage, Solar system which includes panels, storage batteries, backup supply (2 circuits), and

3 2 1

**FOR SALE**  
\$1,639,000

### AGENTS

Sue Lemon AREINZ  
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### AGENCY

LJ Hooker Waihi Beach  
(07) 863 5801  
Gary Alway Real Estate Limited

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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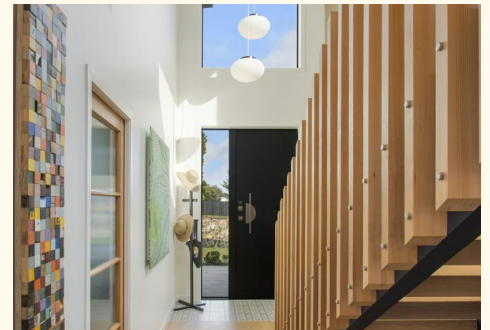
hotwater solar diverter.

## MORE DETAILS

Property ID CQKGGE  
Property Type House  
House Size 232 m2  
Land Area 653 m2  
Licensed Real Estate Agents (REAA2008)

**Sue Lemon AREINZ 0275 891 939**  
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Drawing is approximate and for illustrative purposes only

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