



Bedrooms:4

Bathrooms:3

Garages:2

## River Views - Large Family Home

305 Mangorei Road, Merrilands, New Plymouth

Price: By Negotiation

Discover an exceptional living experience in this beautiful family home, nestled on a sprawling 2014sqm section. The home boasts four bedrooms, including a generous master suite located upstairs, featuring its own ensuite and private deck, offering stunning views of the tranquil Waiwhakaiho River.

Designed to offer both luxury and comfort, the property includes three elegant bathrooms and a contemporary kitchen that seamlessly combines functionality with style. Two distinct lounges offer generous spaces for relaxation and entertainment. An additional room provides the perfect space for a home office, giving the homeowner the flexibility to work from home, set up a gym,

or pursue hobbies. A spacious double garage ensures convenient internal access to the home.

Step outside to discover two distinctive leisure areas: a fenced pool area for refreshing swims and an inviting portico seamlessly extending from the dining room. Complete with a cozy fireplace, it's ideal for intimate evenings and perfect for entertaining guests. The expansive lawns serve as a wonderful playground for children, surrounded by mature trees and beautifully manicured gardens.

Conveniently located near schools and the Merrilands Shopping Centre, which includes a New World Supermarket, medical offices, a pharmacy, and a post office, this property offers an unbeatable combination of tranquility and accessibility. A short walk away, the Merrilands Domain and Audrey Gale Reserve provide a 5-acre park ideal for dog walking, swimming, picnicking, and paddling.

Seize this exceptional opportunity—call today to express your interest in this remarkable property.

**Ref: NP02664**

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