



HOUSE & LAND PACKAGE

43 SYCAMORE GROVE, NEW PLYMOUTH

**\$739,000\***

# Superb family home close to CBD

4 2 2 1

Reminiscent of the classic kiwi bungalow that so many of us grew up - close to the CBD.

Section is in a lovely new sub-division close to the Huatoki Walkway and only 2kms from the town centre.

The Tempo design offers a layout that works with the way we live today, wrapped up in traditional styling.

Open plan living is positioned to make the most of the sunny aspects and opens to a sheltered outdoor area with a large pergola.

This compact but spacious home would fit into any city or rural environment.

Building your own home is easier than you think, we provide a full build contract with no surprises.

Landscaping and driveways can be added at additional cost.

## SPECIAL FEATURES

- Classic kiwi bungalow traditional styling
- Open plan living with central kitchen as the hub of the home
- Sheltered outdoor area with large pergola



## DIMENSIONS

Total Living Area	149.5m <sup>2</sup>
Garage Area	37.3m <sup>2</sup>
Total Floor Area	186.8m <sup>2</sup>
Porches	2.6m <sup>2</sup>
Total Area	189.4m <sup>2</sup>

CONTACT MELISSA NEWTON NOW

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NB: These images are an indication of what can be built on the site for the package price. If this house plan doesn't suit, we have other plans that work on this site, and can also offer a Design & Build option. Negotiation and purchase of land will be with the section owner. Price is based on a section priced at \$325,000. Excludes landscaping.