



**For Sale - 53 Barcliff Terrace, Gulf Harbour**

**\$949,000**

**STYLISH, SUNNY, MOVE-IN READY**

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This beautifully presented Universal-built home is perfectly positioned in one of the area's most sought-after streets, offering an elevated outlook to the sea and sits opposite the reserve and walkways. With recent upgrades and thoughtful features throughout, it's ready for you to move in and enjoy.

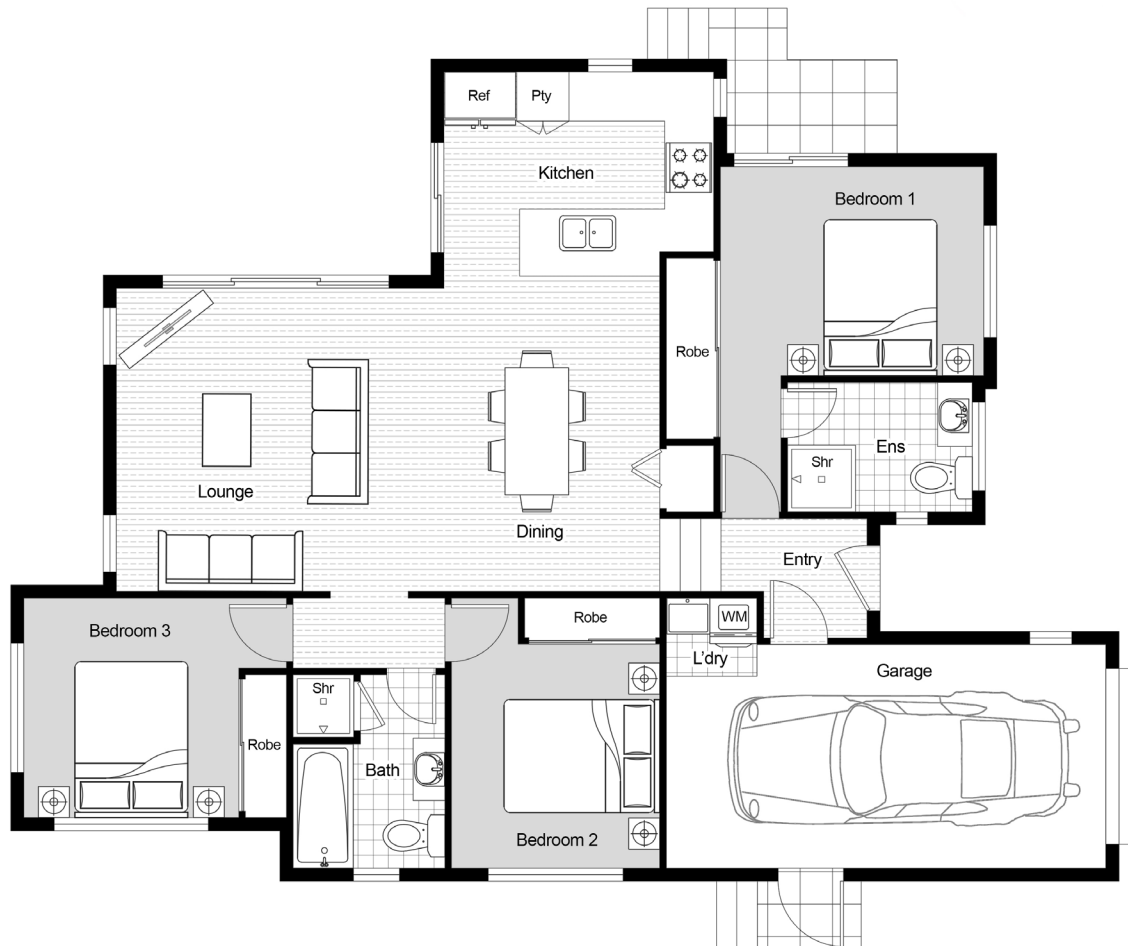
Featuring three bedrooms and two bathrooms, including a master with ensuite, stylish privacy shutters and sunny patio access, this home is designed for comfort and ease. The open-plan kitchen, dining, and lounge boast a high stud ceiling, automated blinds, and excellent indoor-outdoor flow to the covered BBQ area and expansive rear deck with gazebo - ideal for entertaining or relaxing.

Stay comfortable year-round with four heat pumps, quality fitted wardrobes in each bedroom, gas hot water and hob, and security screen doors for airflow on warm days. The main bathroom includes both a separate bath and shower making it ideal for kids or grandkids.

Outside, you'll find landscaped gardens, pathways, a fenced and gated section, plus external power points for spa and lighting. Completing the package is a carpeted internal garage/laundry with parking in front and door to service area and garden shed.

Close to marinas, beaches, golf, shops, schools, and transport - this is lifestyle living at its best.

**For offers or further info:** Chris Caldwell (Licensed Agent)  
021 333 829 or [chris@homesell.co.nz](mailto:chris@homesell.co.nz)



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**Land Area:** 337 sqm (more or less)

**Floor Area:** 126 sqm (approx)

**Legal Description:** LOT 105 DP 481564

**Rateable Value:** \$910,000

**Rates:** \$2,832.30 pa

**Chattels:** blinds, curtains, fixed floor coverings, garden shed, oven, cook top, rangehood, dishwasher, waste disposal, light fittings, security lights, 2 heated towel rails, 2 bathroom fans, garage door remote control, alarm system, 4 heat pumps, smoke detector(s), gazebos

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