



For Sale

12 Mayfly Grove, Nukuhau

Price By Negotiation

Peaceful, Practical & Perfectly Positioned

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Tucked away in a quiet cul-de-sac in the sought-after Brentwood neighbourhood, this beautifully presented 3 bedroom, 2 bathroom home offers the perfect balance of comfort, style, and low-maintenance living.

Modern comforts are thoughtfully incorporated, including double glazing, full insulation, a heat pump, and a stylish entertainer's kitchen featuring an island bench and quality appliances. The open-plan living flows effortlessly onto a sunny deck overlooking a private, fully fenced garden.

3 well-sized bedrooms, a contemporary main bathroom, and the luxury of an air massage bath create a home that's both functional and indulgent. The primary bedroom boasts a spacious walk-in robe and a sleek en-suite. There is also plenty of well-thought-out storage throughout the home, adding to its everyday practicality. The large, carpeted double garage includes a laundry area and convenient access to a rear deck and clothesline. Clad with low-maintenance Linea weatherboard and a durable metal tile roof, this home is designed for easy care.

Enjoy a prime location just a short stroll from local parks, tennis courts, and playgrounds, with Taupo's vibrant town centre, scenic lakefront, and the Acacia Bay boat ramp only minutes away by car. Whether it's lakeside adventures or relaxed living you're after, this home offers a lifestyle of ease, comfort, and enjoyment.



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: 501 sqm (more or less)

Floor Area: 169 sqm (approx)

Legal Description: LOT 199 DP 509197

Rateable Value: \$975,000

Rates: TDC = \$4,258.75 pa
WRC = \$472.48 pa

Chattels: curtains, fixed floor coverings, garden shed, oven, cook top, rangehood, dishwasher, waste disposal, light fittings, heat pump, 2 heated towel rails, bathroom fan, 2 garage door remote controls, smoke detector(s), tv in master bedroom, compost bin, 2 ring cameras/doorbell

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