



**For Sale**

**12 Merlot Way, Te Atatu South**

**\$1,055,000**

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 **2.5**

 **2**

 **2**

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## Spacious Family Living in a Peaceful Cul-de-Sac

Welcome to this charming brick and weatherboard family home, tucked away in a quiet and friendly cul-de-sac in Te Atatu South. Offering superb space and flexibility, it's designed to meet the needs of growing or extended families.

Upstairs features four generous bedrooms and two bathrooms, including a sunny master suite with its own private balcony and ensuite. A separate toilet adds further convenience for busy households.

On the ground level, the layout is ideal for both everyday living and entertaining, with a spacious kitchen and dining hub positioned between two inviting lounges - creating excellent separation of spaces for work, play, or relaxation. A guest toilet and double internal-access garage with laundry complete this level.

Outdoor living is easy with great flow to a private, fully fenced courtyard and easy-care garden - perfect for gatherings children and pets. Secure gated parking at the rear also allows room for a trailer or extra vehicles.

Walking distance to local shops, Te Atatu; South Park, bus routes, and well-regarded schools including Rangeview Intermediate. Henderson Mall and motorway connections to the CBD are also within easy reach, offering exceptional convenience.

A fantastic opportunity to secure a quality family home in a sought-after location - comfortable, convenient, and ready to enjoy.



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:** 354 sqm (more or less)

**Floor Area:** 179 sqm (approx)

**Legal Description:** LOT 13 Deposited Plan 369723

**Rateable Value:** \$1,000,000

**Rates:** \$3,393.25 pa

**Chattels:** blinds, fixed floor coverings, wall oven, cook top, rangehood, dishwasher, waste disposal, light fittings, 2 bathroom heaters, 2 heated towel rails, bathroom fan, garage door remote control, alarm system, smoke detectors, central vac (waste disposal, outdoor sensor light and oven are included on an "as is, where is" basis with no warranty as to condition or functionality)

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