

# 3 Sage Close

## The Botanic Silverdale

### 2 BEDROOM VILLA

The Villas are spaciouly designed to create a modern, natural environment full of light and colour. The designer kitchen and open plan living area are perfect for entertaining while the stacked sliding doors provide a seamless transition to the generous outdoor area. A low maintenance, luxurious lifestyle.

2 Bedrooms | 2 Bathrooms

VILLA SIZE		
Living	Patio	Total
134m <sup>2</sup>	32m <sup>2</sup>	166m <sup>2</sup>

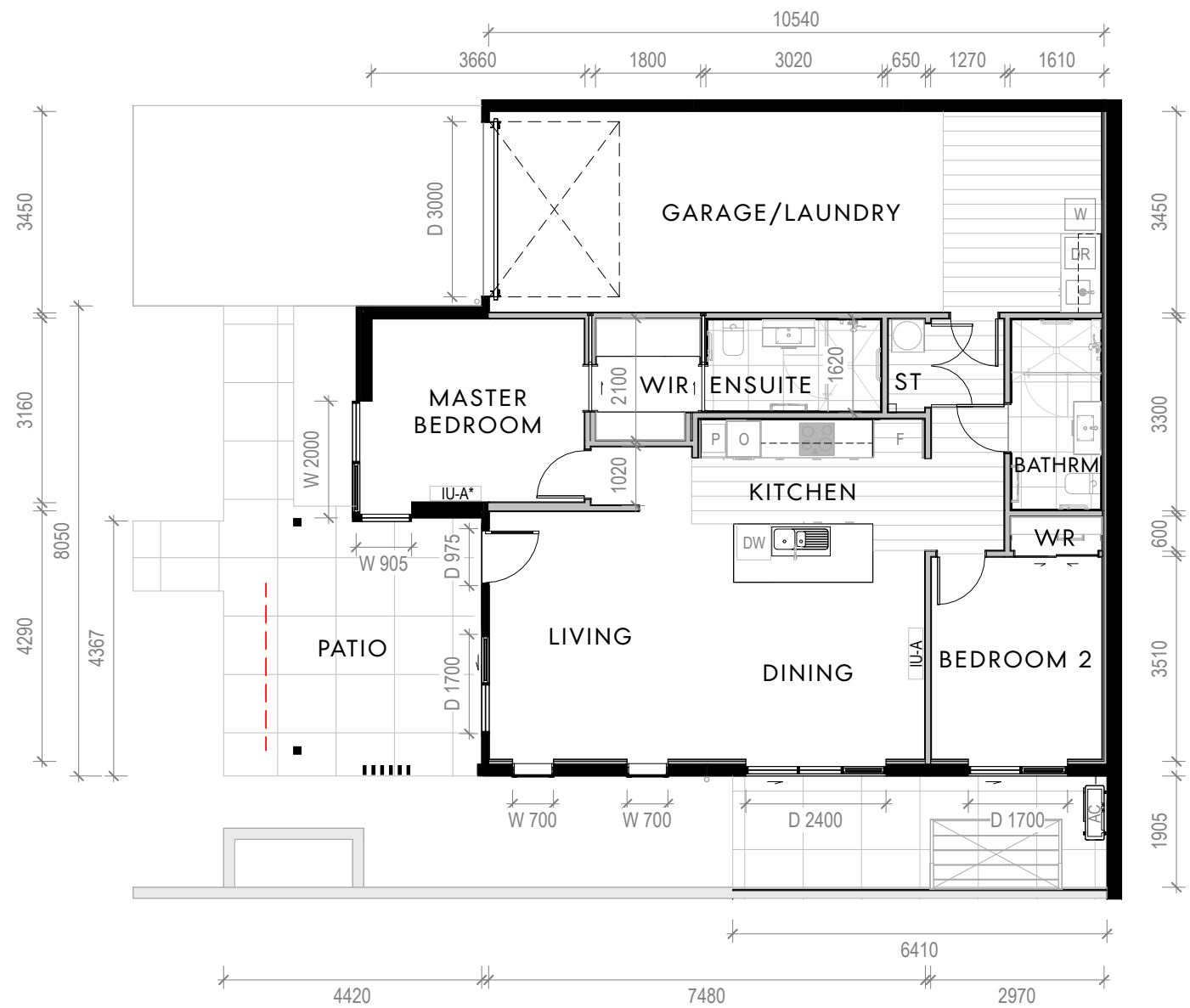
- Secure keyless entry
- Wireless connectivity
- MY LUMIN communications platform
- MY LUMIN duress call management 24/7
- Modern open plan living
- Expansive outdoor living
- Master suite with high quality walk in wardrobe
- Fully tiled ensuite with underfloor heating
- Quality Fisher & Paykel appliances as standard
- Quality finishes including engineered kitchen benchtops
- Centrally located heat pump
- Includes window drapes
- Secure internal access garage



\*Landscaping is indicative



YOUR VILLA IS HERE



--- Extent of optional drop-down exterior blind.

A3 Scale – 1:100  
\*Dimensions indicative

0508 268 264 (0508 BOTANIC) | [hello@thebotanic.co.nz](mailto:hello@thebotanic.co.nz) | [thebotanic.co.nz](http://thebotanic.co.nz)