

36 Uatoto Road, Clarks Beach



LAND AREA

**484m<sup>2</sup>**



HOUSE SIZE

**179m<sup>2</sup>**



**Double Garage**



**4 Bedrooms**



**2 Bathrooms**



**1 Living Area**

## Introducing 36 Uatoto Road

Introducing 36 Uatoto Road, a brand-new four bedroom home in the coastal village of Clarks Beach. The Mt Taranaki design honours the traditional villa, with a painted weatherboard exterior and expansive windows that fill the home with natural light.

An open-plan kitchen, dining, and family area anchors the living wing, with a stone benchtop, Bosch appliances, and a handy scullery. Four bedrooms sit in the opposite wing, and the master enjoys a walk-in wardrobe and private ensuite.

Fully tiled bathrooms bring underfloor heating, freestanding baths, and frameless shower glass. Set across 179m<sup>2</sup> of floor on a 484m<sup>2</sup> section, this home is ready to move into within 12 to 14 weeks from consent. Enquire today to secure your place at Clarks Beach.





# Design Features

Summit Homes uses high-quality materials, fixtures, and appliances in all our builds. We searched globally for the best manufacturers and partnered with trusted suppliers renowned for quality and reliability. We know that the products and appliances installed in your home are built for purpose and will leave you with minimal maintenance over time.

Our homes are built with expert craftsmanship and include innovative design features and modern colour schemes to provide an end result that combines functionality, beauty, and long-term value.

## Key Features

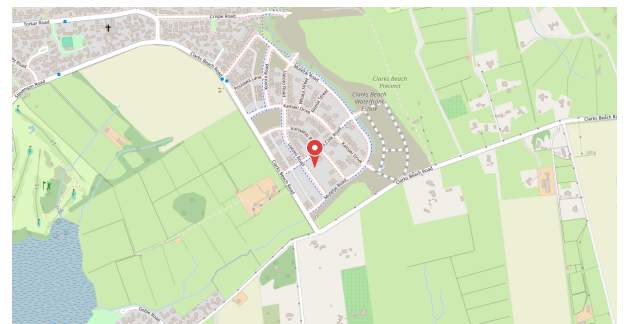
- ✓ Mt Taranaki weatherboard villa design
- ✓ Four bedrooms, master with ensuite
- ✓ Underfloor bathroom heating
- ✓ Stone benchtops and Bosch appliances
- ✓ Fully tiled bathrooms, freestanding baths
- ✓ Double garage, digital door lock

## Living in Clarks Beach

Clarks Beach is a relaxed coastal village on the shores of the Manukau Harbour, tucked into the rural heart of Franklin. It is known for safe swimming beaches, scallop gathering at low tide, and an unhurried pace that draws families, retirees, and anyone after room to breathe.

Life here centres on the water and the outdoors. The Clarks Beach Golf Club, boat ramps, and recreational reserves are all close at hand, while local shops and a Four Square cover the everyday essentials without a trip out of the village.

Despite the seaside calm, Auckland stays within comfortable reach for work or a day out. Good local schools, nearby walks, and the wider Franklin countryside round out a lifestyle that blends coastal charm with genuine convenience.



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