



Alexandra, 88 Symes Road, Fruitlands

YOUR JOURNEY BEGINS

I am incredibly proud to bring to market an unparalleled opportunity for those seeking a lifestyle amongst the natural countryside of Central Otago. Featuring a partially built residence, this is a chance to complete a bespoke design, carefully crafted to sit amongst the schist landscape, whilst enjoying all-encompassing views across the Fruitlands Valley out to the Hawkdun Ranges in the distance.

Some of the hard work has already been done, with essential groundwork such as water and power already in place, along with landscaping which is sympathetic to the natural surrounds. The Boundary is fully fenced and rabbit proofed. Irrigation via Last Chance Irrigation Company and potable water via Last Chance Community Water Scheme. There is still potential for a new owner to add their own finishing touches transforming this property into a perfectly tailored lifestyle.

Not often does an opportunity like this present itself, for someone to carry on what has already been a labour of love for the current owners and complete to create their own piece of Central Otago paradise.



LAND 3.14 ha

For Sale

Enquiries Over \$1,000,000

Contact

Brenda Griffin

022 154 6023

bgriffin.alexandra@ljhooker.co.nz



LJ Hooker Alexandra
(03) 448 8888

Central and Lakes Realty 2008 Ltd

Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Viewing is by appointment only.

More About this Property

Property ID	159KGME
Property Type	Lifestyle
Land Area	3.14 ha
Licensed Real Estate Agents (REAA2008)	

Brenda Griffin 022 154 6023

Licensed Salesperson | bgriffin.alexandra@ljhooker.co.nz

LJ Hooker Alexandra (03) 448 8888

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alexandra.ljhooker.co.nz | alexandra@ljhooker.co.nz



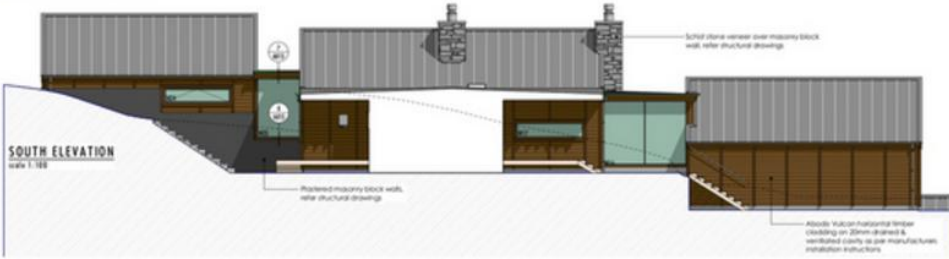
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PLAN 001 A1 - DO NOT SCALE - IF IN DOUBT ASK - THESE DRAWINGS ARE PROTECTED BY COPYRIGHT



NORTH ELEVATION
scale 1:100



SOUTH ELEVATION
scale 1:100



EAST ELEVATION
scale 1:100



WEST ELEVATION
scale 1:100

R1 Schedule Method

Brick Wall	40.00%
Brick Masonry	21.00%
Masonry Permeability	31.00%
Sum: Brick & South Walls	200.00%
Sum: Brick & South Masonry	24.00%
Masonry Permeability	17.00%
Total Walls	241.00%
Total Masonry	41.00%
Masonry Permeability	31.00%

Total Construction 3, Fabric Walls
R1 & Wall Sums
Masonry Training with risk at 800mm
no and design at 800mm no
Masonry cladding on 20mm only
Total R Factor = R1.21

Total Construction 3, Fabric Walls
R1 & Wall Sums
Masonry Training with risk at 800mm
no and design at 800mm no
Masonry wall
Total R Factor = R1.21

Total Construction 3, Fabric Walls
R1 & Wall Sums
Masonry Training with risk at 800mm
no and design at 800mm no
Masonry wall
Total R Factor = R1.21

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R1 & Wall Sums
Masonry Training with risk at 800mm
no and design at 800mm no
Masonry wall
Total R Factor = R1.21

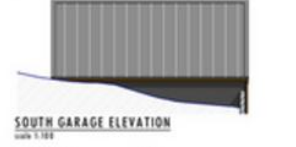
R1 Schedule Method Acceptable



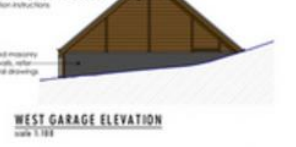
NORTH GARAGE ELEVATION
scale 1:100



EAST GARAGE ELEVATION
scale 1:100



SOUTH GARAGE ELEVATION
scale 1:100



WEST GARAGE ELEVATION
scale 1:100

BEATTIE, Hedra & PICKERING, Chris
andrew.beattie@e1.govt.nz
chris.pickering@e1.govt.nz

BEATTIE / PICKERING Hedra
Lot 3, Symes Road, Fruitlands
Alexandra

Elevations

10-030-0000	1
10-030-0001	1
10-030-0002	1
10-030-0003	1
10-030-0004	1
10-030-0005	1
10-030-0006	1
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10-030-0100	1

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