



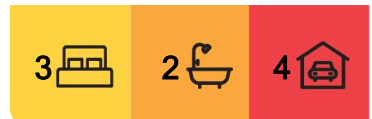
## Akaroa, 10 Maori Place

Commanding ocean views

Located in the sought-after coastal enclave of Akaroa, this charming two-storey residence presents an idyllic retreat tailored for retirees, families or as a delightful holiday home. With a generous 820 square metre plot, the property boasts a fully fenced garden that bathes in all-day sun, offering privacy and a safe haven for relaxation or gardening pursuits.

The home's modern interior is thoughtfully designed to capture the stunning ocean and bay-mouth views, particularly from the upper deck where one can indulge in the panoramic seascape. Two well-appointed bedrooms grace the upper level, including a master that conveniently opens onto the bathroom, ensuring a luxurious and practical living space. The separate upstairs toilet adds an extra layer of convenience, ensuring comfort and ease of living in every aspect.

Downstairs reveals a self-contained area complete with a bedroom, large lounge room, rumpus room, and kitchenette, perfect for independent living or as a potential source of



**For Sale**  
\$729,000

**View**  
By Appointment

**Contact**  
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**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.

**LJ Hooker St Helens**  
**(03) 6376 2300**



income. The home features ramp access, highlighting its accessibility and consideration for those with mobility needs.

This home is a true gem, combining the allure of coastal living with the functionality and elegance required for a relaxed, low-maintenance lifestyle. It is a haven where one can unwind to the soothing sounds of the sea and embrace the tranquility of a picturesque setting.

Akaroa is known for its spectacular views of the bay and ocean, and 10 Maori Place does not disappoint. With boat ramps within minutes of your home, you'll be able to check out the conditions before hooking the boat and heading for your favourite spot. Surf beaches are just five minutes from home, as are the Peron Dunes for lovely walks and exploring. The East Coasts major centre of St Helens is just a thirteen minute drive away.

St Helens has become a mecca for enthusiasts of mountain biking, surfing, fishing, diving and nature loving. With the stunning Bay of Fires just minutes away, along with wonderful bush walking opportunities, cafes, award winning restaurants and a multitude of tourist hotspots within striking distance, you'll love every opportunity to use this as your holiday base, or as your new home.

For your private inspection of this lovely home, call me today.

Rates \$1600 approximately.

## More About this Property

Property ID	PKFFN1
Property Type	House
Land Area	820 m2
Including	Air Conditioning Toilets (3) Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Water Tank

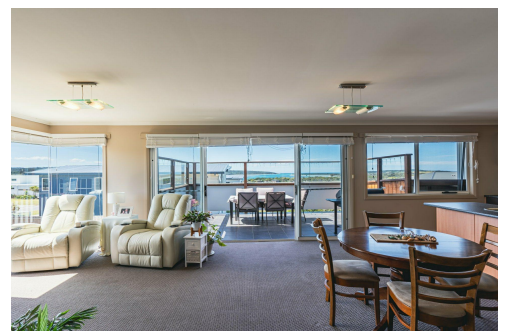
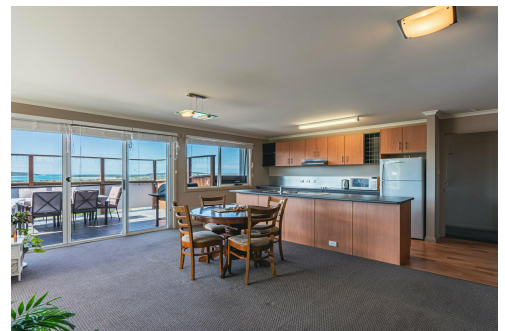
**David Liebmann 0428 860 047**

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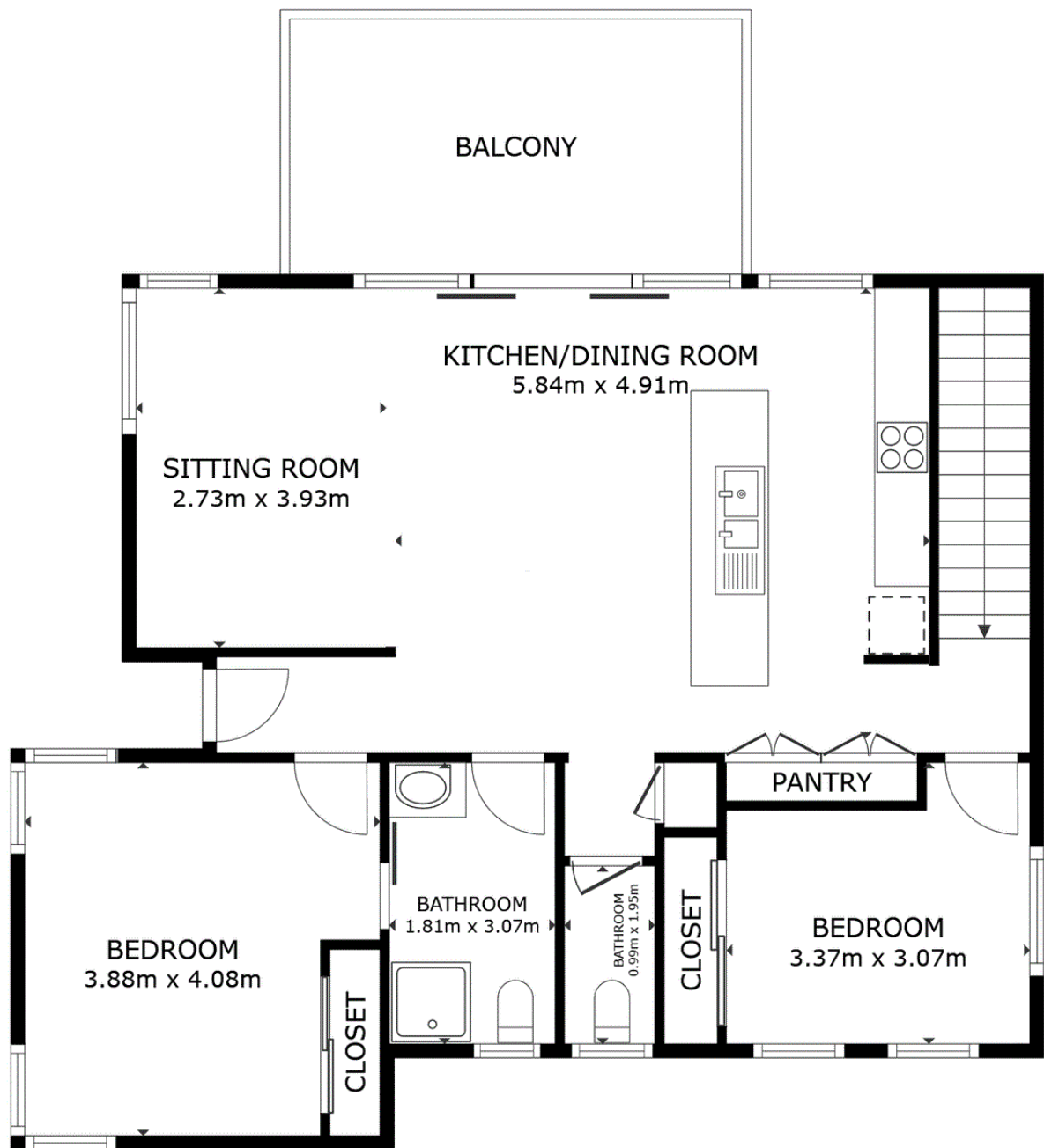
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## FLOOR 2

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

GROSS INTERNAL AREA  
 FLOOR 1 101.0 m<sup>2</sup> FLOOR 2 87.1 m<sup>2</sup>  
 EXCLUDED AREAS : BALCONY 13.8 m<sup>2</sup>  
 TOTAL : 188.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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