



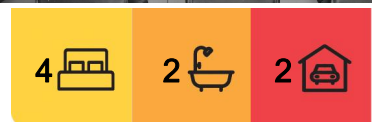
## Albert Town, 30 Ash Avenue

### Spacious Living on Ash!

This beautiful property features a 209m<sup>2</sup> (more or less) home with the timeless grace of Oamaru stone cladding. Beyond its exterior lies the heart of the home, a spacious kitchen, living, and dining area that seamlessly extends to the outdoor living space. This outdoor area is a welcoming space, that offers a year-round entertainer's dream, providing various areas to soak up the sun or seek refuge in the shade.

Internal access to the double-car garage and a garden shed provides ample storage solutions. The entire property is encompassed by an approximately 894m<sup>2</sup> (more or less) fenced section, offering both privacy and security.

This residence not only provides a beautiful living space but also an opportunity to become an integral part of the Riverside Park community. Tucked away in a



#### For Sale

\$1,350,000

#### View

[ljhooker.co.nz/17CHY5](https://l.jh.co.nz/17CHY5)

#### Contact

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**LJ Hooker Wanaka**

**03 443 1822**

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tree-lined street, the location offers easy access to various amenities, including walking and biking tracks along the Clutha River.

Seize the chance to make this property your own. A harmonious blend of warmth, functional design, and a welcoming community. Whether you are looking for more space for your family or an investment opportunity 30 Ash Avenue is waiting for you.

Deadline Sale closes 17 January 2024

## More About this Property

Property ID	17CHY5
Property Type	House
House Size	209 m²
Land Area	894 m²
Including	Ensuite
Licensed Real Estate Agents (REAA2008)	

### Shannon Wilson

Licensee | shannon@ljhwanaka.co.nz

### LJ Hooker Wanaka 03 443 1822

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