




13 Ewing Place, Albert Town

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## Wake Up. Step Out. Private.

Close to town. Impossible to replicate.

If you've been searching for a property with absolute privacy, a truly close-to-town location, and just a sprinkle of colourful history... welcome to 13 Ewing Place. Once part of Albert Town's old nudist campground, this 4,086sqm (approx) slice of paradise still holds onto that legacy of freedom, openness, and doing life your own way (clothes optional, but perhaps best not encouraged at open homes).

Surrounded by established kanuka trees, alive with native birds, and completely tucked away from the world, this is one of those rare sections where you instantly feel like you've escaped. Yet, in true Albert Town fashion, you're only minutes from the bakery, the river, and Wanaka itself.

What truly sets this spot apart is the direct access to Mt Iron conservation land right from your boundary. Step outside and you're instantly connected to an outdoor playground of walking tracks, biking trails, and nearby climbing crags. No need to load the car- just wander out the back and disappear into nature.

With subdividable zoning (subject to consent), you can explore future potential or simply enjoy the space as your own private retreat. Build, landbank, or pitch a yurt and channel the whimsical spirit of the

**FOR SALE**  
\$1,100,000

### AGENTS

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### AGENCY

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 **LJ Hooker**

campground days gone by.

On the land there currently sits two containers one has been turned into a workshop with power the other purely for storage, 1 x American yurt with wood burner, 1 x outdoor covered kitchen, 1 3x3 shower block / laundry. These can be part of the negotiations or can be removed. There are currently no consents in place.

There is also another 1 bed 3x3 studio and yurt owned by a tenant on the property.

## MORE DETAILS

Property ID 1E9HY5  
Property Type Home and Income  
House Size 79 m2  
Land Area 4086 m2  
Licensed Real Estate Agents (REAA2008)

**Lucille Clarke 0275695517**

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