



1303 Fruitlands-Roxburgh Road, Alexandra

## THE STABLES - HISTORIC CHARM MEETS MODERN OPPORTUNITY

Set amid the breathtaking landscape of Fruitlands, The Stables is a rare historic stone building once tied to the era of Cobb & Co. Offering timeless character and endless potential, this unique property spans approximately one hectare and provides the perfect balance of heritage and opportunity.

Inside, the home features three bedrooms, a spacious kitchen, dining and living area and a separate lounge, ideal for family gatherings or peaceful retreats.

An attached single garage and an adjacent workshop add practicality, while the expansive land invites possibilities, extend, renovate or create your dream home while keeping the original as a charming Airbnb or guest stay.

Whether you're looking for a permanent lifestyle property or a shared family holiday escape, The Stables offers history, heart and potential in equal measure.

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### FOR SALE

Enquiries Over \$695,000

### VIEW

By Appointment

### AGENTS

Mick Enright  
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menright.alexandra@ljhooker.co.nz

### AGENCY

LJ Hooker Alexandra  
(03) 448 8888  
Central and Lakes Realty 2024 Ltd

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.



## MORE DETAILS

Property ID 15XEGME  
Property Type Lifestyle  
House Size 140 m<sup>2</sup>  
Land Area 1.1 hectare  
Licensed Real Estate Agents (REAA2008)

**Mick Enright 021 043 5272**

Licensed Salesperson | [menright.alexandra@ljhooker.co.nz](mailto:menright.alexandra@ljhooker.co.nz)

**LJ Hooker Alexandra (03) 448 8888**

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 **LJ Hooker**