



Alexandra, 136A Earnscleugh Road

EXCEPTIONAL LIFESTYLE AWAITS

Palatial residence featuring an inviting foyer entrance and a cleverly designed floor plan for optimal functionality and convenience. The open plan living area showcases a central kitchen with a double wall oven, walk-in pantry and an island bench ideal for informal meals and conversations. Enjoy breathtaking panoramic views from the living areas, complemented by a Wood burner and ceiling heat pump for warmth during cooler months.

The robed master bedroom boasts a modern ensuite and provides direct access to the outdoors for morning coffee. Three additional robed bedrooms are serviced by a luxurious bathroom with bath. The residence includes a dedicated study nook, automatic double garage with internal access and a separate laundry.

Step into the beautiful grounds with an alfresco entertaining area, automatic irrigation, 9 m x 7 m shed, woodshed and tunnel house, catering to the green



For Sale

Enquiries Over \$1,690,000

View

[ljhooker.co.nz/157DGME](https://l.jhooker.co.nz/157DGME)

Contact

Jo Tickle

0274 855 701

jtickle.alexandra@ljhooker.co.nz



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 Alexandra
(03) 448 8888

Central and Lakes Realty 2008 Ltd

thumb in us. Ample off-street parking, including space for a caravan, completes the picture of this exceptional home.

The land itself being a total of 2.0239 ha is well fenced into one paddock, currently used for grazing sheep, however has been a productive lucerne stand in the past. With a good irrigation quota and easy flat land there's opportunity for you to easily cater for your lifestyle wants and needs.

All this located just on the outskirts of town in the sought after Earnscleugh area. Ask yourself, what's not to love?

More About this Property

| | |
|----------------------|-----------------------|
| Property ID | 157DGME |
| Property Type | Lifestyle |
| House Size | 241 m² |
| Land Area | 2.02 hectare |
| Including | Ensuite Dishwasher |

Licensed Real Estate Agents (REAA2008)

Jo Tickle 0274 855 701

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

LJ Hooker Alexandra (03) 448 8888

Central and Lakes Realty 2008 Ltd

10 Centennial Ave, ALEXANDRA 9320

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



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 Alexandra
(03) 448 8888**

Central and Lakes Realty 2008 Ltd