



213A Letts Gully Road, Alexandra




VIEWS. SPACE. FREEDOM.

Set high above Letts Gully with breathtaking views stretching to Leaning Rock, this is a lifestyle designed for those ready to enjoy the rewards of rural living without the workload.

Positioned on 1.7 hectares, this modern three bedroom home offers the perfect balance for downsizers, retiring farmers, or anyone seeking space and privacy. The home itself is smart, compact and easy care, but step outside and the living expands in every direction. Open plan kitchen and dining flow effortlessly to a spacious covered deck, creating an inviting space to entertain and simply take in the ever changing Central Otago landscape. Whether it's your morning coffee or evening unwind, the views here will never get old.

Inside, the cosy lounge with freestanding fire provides warmth and comfort, while three generous bedrooms, a family bathroom, separate toilet and well appointed laundry ensure practical everyday living. But it's what surrounds the home that truly sets this property apart.

Extensive shedding includes a large five bay shed with dedicated workshop space, plus a two bay implement shed with solar panels, ideal for those not quite ready to give up the tools, toys or projects. For those wanting to embrace a more self sufficient lifestyle (on your terms), the property also offers a large hydroponic glasshouse, additional glasshouses, raised vegetable beds, a small orchard, hens, sheep and more, all easily manageable, or scalable to suit your pace. And when the day is done? Sink into the spa, soak in the views, and

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FOR SALE

Enquiries Over \$1,200,000

VIEW

Sat 18th Apr @ 1:00PM - 1:30PM

AGENTS

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AGENCY

LJ Hooker Alexandra
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Central and Lakes Realty 2024 Ltd

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Interested parties must rely solely on their own enquiries.

 LJ Hooker

enjoy the lifestyle you've worked hard for.

This is the perfect next step, space without the scale, lifestyle without the pressure and views that make it all worthwhile.
Buyer Enquiry Over \$1,200,000

MORE DETAILS

Property ID	15ZRGME
Property Type	Lifestyle
House Size	107 m2
Land Area	1.7 hectare
Including	Dishwasher Solar Panels

Licensed Real Estate Agents (REAA2008)

Brenda Griffin 022 154 6023

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

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