



## Alexandra, 446 Letts Gully Road

### EMBRACE THE LIFESTYLE

This lifestyle property of approximately 2 ha provides a unique and unparalleled sense of freedom and space. Sunrises over the mountains are a gentle alarm clock and garden vistas that bring a kaleidoscope of colour throughout the year almost trump the original integrity and period detail of the interior spaces.

Upon entering you are immediately enveloped in warmth via two vast bay windows, allowing ample sunlight to fill the interior, contributing to the warm and inviting atmosphere of the open plan kitchen, dining and living zone. Featuring a modern aesthetic, the kitchen comes equipped with plenty of storage, bench space and soft-close cabinetry, offering both functionality and style. For heating, the property boasts woodburner and ducted heat pump, ensuring comfortable temperatures throughout.

The master bedroom features a walk-in-robe for added convenience and storage, whilst three further robed bedrooms complete the accommodation. The property offers two modern bathrooms to cater to the needs of the residents as well as a dedicated office space for those wishing to work from home. Car enthusiasts or those requiring extra space

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**For Sale**

Enquiries Over \$1,255,000

**View**

[ljhooker.co.nz/14UPGME](https://l.jhooker.co.nz/14UPGME)

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**(03) 448 8888**

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will appreciate the 3-car garaging, providing ample room for vehicles, storage, or potential workspace. The grounds surrounding come equipped with lawn pop-ups, drippers in gardens, veggie patches, water holding dam as well as pump shed.

Whether you are looking for spacious living, modern amenities or a tranquil environment, this property seems to offer a range of features to meet those needs.

Buyer enquiry over \$1,255,000

## More About this Property

Property ID	14UPGME
Property Type	Lifestyle
House Size	219 m²
Land Area	2 hectare
Including	Toilets (2) Dishwasher

Licensed Real Estate Agents (REAA2008)

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