



## Cardrona, 2347 Cardrona Valley Road

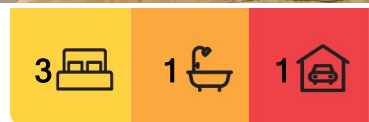
### Cardrona Valley Sanctuary: A Gardener's Paradise

On the market for the first time in 25 years, a unique offering represents a rare opportunity. The property provides a modest & comfortable 3-bedroom, 1-bathroom home. Complemented by a spacious open plan kitchen, dining & lounge area with carport and large patio. A dedicated BBQ area and relaxing spa enhance the outdoor living experience, all while offering tranquil sounds & views of the Cardrona River.

The true highlight of this 5,901 meters squared property lies in its extensively developed native gardens, meticulously cultivated over decades. The property is a testament to passionate landscape design, that serves as a perfect backdrop.

The site has been transformed into a breathtaking landscape that showcases the natural beauty of the region. Adding to its appeal, the property has been surveyed and has potential for subdivision into two or three sites (subject to council approval), presenting an exciting opportunity for future development.

With its combination of a functional home, phenomenal gardens with incredible birdsong,



**For Sale**  
Offers Over \$1,500,000

**View**  
[ljhooker.co.nz/1B4HY5](https://l.jh.co.nz/1B4HY5)

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and strategic location in the Cardrona Valley, with the Historic Cardrona Hotel & Cardrona Ski Field in Walking distance. The property is perfectly positioned between Queenstown (30 minutes) and Wanaka (20 minutes).

A truly exceptional find for those who appreciate natural beauty, gardening, and potential investment opportunities. An extraordinary sanctuary awaits the discerning buyer.

This property will be sold by Auction 11th Feb 2025 (if not sold prior)

## More About this Property

Property ID	1B4HY5
Property Type	House
House Size	150 m2
Land Area	5901 m2
Including	Toilets (2) Spa

Licensed Real Estate Agents (REAA2008)

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