



312 Clayton Road, Fairlie

Lifestyle, Views and Versatility




Just 4km from Fairlie, this beautifully developed lifestyle property combines modern living with rural charm and superb mountain views. This is a wonderful opportunity to create your own style of living and a self-contained flat to offer your own guests or generate some income through Airbnb.

The 2018-built home features an open-plan kitchen, dining and living room with log fire and heat pump. There are three bedrooms and excellent storage, including a walk-in wardrobe in the master bedroom and balcony off it to enjoy the views.

The large, fully insulated three-car garage includes a self-contained flat with kitchen/dining, bedroom and bathroom - perfect for guests, extended family or Airbnb. A music room is in the corner of the garage and an office/hobby room is on the mezzanine floor above. A backup generator, security cameras and flood lights add practicality and peace of mind.

The well-planned 1.4ha (approx.) property is supplied with water from a Council supply to the 30,000L storage tank. Taps around the property supply water for stock and trees. Five fenced paddocks, animal shelters and a dedicated BBQ area provide wonderful space for pets, livestock and outdoor entertaining. Additional sheds include a permanent 20-foot container, mower shed/workshop, garden shed, woodshed, along with hen houses and poultry shelters.

This compact and practical lifestyle property offers comfort,

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FOR SALE

Negotiation

VIEW

By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

functionality and wonderful views to the mountains. Situated in a peaceful setting handy to Fairlie Township, and Lake Opuha is just a little further up the road.
Accessible to a huge range of sporting and recreational activities both locally, in Tekapo and the whole of the Mackenzie District.
Price By Negotiation

MORE DETAILS

Property ID	5M3GGX
Property Type	Lifestyle
House Size	211 m2
Land Area	1.48 hectare
Including	Toilets (3) Balcony Workshop Built-in-Robes Fully Fenced Remote Garage

Licensed Real Estate Agents (REAA2008)

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