



304 Downs Road, Geraldine

Sharp New Price Reflects Vendor Motivation

Commanding one of the most elevated and desirable positions on Geraldine Downs, this outstanding residence captures uninterrupted, million-dollar views of the mountains.

The expansive lounge / dining is designed to showcase the spectacular mountain panorama. Adjacent to this is a second informal living area featuring a seamless flow to the louvre-covered deck for effortless entertaining.

The modern kitchen is appointed with top quality appliances, a substantial walk-in pantry, and a large fridge-freezer included in the chattels. Comfort is assured year-round with a gas fire, two heat pumps, full double glazing, and underfloor heating in the bathrooms. The ground floor offers a generous double bedroom featuring a computer nook, complemented by a contemporary bathroom. A second spacious double bedroom comes with a well appointed full bathroom featuring a spa bath and Japanese toilet. A large office provides the flexibility to function as a fourth bedroom if desired. Upstairs, the master bedroom with ensuite has a private balcony perfectly framing the mountain vistas.

The property also features an internal-access double garage and a large separate laundry. Outdoor is a substantial shed with workshop space, a double carport, lawn mower shed, dog kennel, and hen

3 3 6

FOR SALE

\$1,375,000

VIEW

By Appointment

AGENTS

Anne Weschenfelder

027 693 8116

anne.geraldine@ljhooker.co.nz

AGENCY

LJ Hooker Geraldine

(03) 693 9775

Enting Real Estate Limited

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.



house. The well-fenced paddocks give you opportunity for a lifestyle. A residence of this calibre, with outstanding views could be yours to own on the Geraldine Downs. Extra chattels are available to purchase.

Disclaimer:

Please note, general property details are sourced from property data software and local council records and we may not have been able to verify the accuracy of some information. All intending purchasers are advised to conduct their own due diligence investigations. Enting Real Estate Limited Licensed (REAA 2008).

MORE DETAILS

Property ID	7NGGDY
Property Type	Lifestyle
House Size	295 m2
Land Area	1.2 hectare
Including	Ensuite

Licensed Real Estate Agents (REAA2008)

Anne Weschenfelder 027 693 8116

Property Consultant | anne.geraldine@ljhooker.co.nz

LJ Hooker Geraldine (03) 693 9775

Enting Real Estate Limited

18 Talbot Street, GERALDINE 7930

geraldine.ljhooker.co.nz | Geraldine@ljhooker.co.nz

