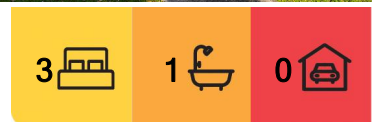




## Kawau Island, Lot 281 Smelting House Bay

Price Reduced - Must Sell

Very rarely do properties on the water with a large flat section, ever come available anywhere on Kawau. The water is literally a stone's throw from the front door and the property enjoys expansive views across Bon Accord Harbour. The 1980's built home offers a very comfortable retreat with a large open plan living/dining and kitchen space, complimented by three bedrooms and a work/games room. The rear of the house opens out onto a third of a hectare of flat land which affords outstanding development opportunities, and the property comes with part ownership of an all tide wharf, floating pontoon and access to a slip. This truly is an opportunity of a lifetime, so if you have been looking for a home on the water's edge or a flat section to develop your dream home in beautiful Bon Accord Harbour, you simply won't find better. All this and just a five minute walk to the Kawau Island Boat Club with its bustling bar and bistro. But don't delay, properties like this come along but once in a lifetime and this opportunity won't last long.



**For Sale**  
\$1,100,000

**View**  
By Appointment

**Contact**  
**Robert Hood**  
027 482 1372  
robert.hood@ljhooker.co.nz



**Disclaimer:** 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.

**LJ Hooker Warkworth**  
**(09) 425 8589**  
Tulp & Co Limited

## More About this Property

<b>Property ID</b>	EJAHAY
<b>Property Type</b>	Lifestyle
<b>House Size</b>	100 m <sup>2</sup>
<b>Land Area</b>	5311 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Robert Hood 027 482 1372**

Salesperson | robert.hood@ljhooker.co.nz

**LJ Hooker Warkworth (09) 425 8589**

Tulp & Co Limited

20 Queen Street, WARKWORTH NZ

warkworth.ljhooker.co.nz | tulpandco@ljhooker.co.nz



**Disclaimer:** 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.

**LJ Hooker Warkworth**

**(09) 425 8589**

Tulp & Co Limited