



Lake Tekapo, 21 Andrew Don Drive

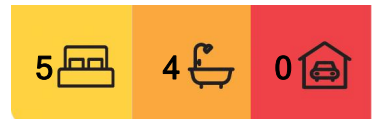
Mountain View Investment: Lake Tekapo

A property priced to sell!!! With proven & promising income generation, spacious living, 4-bedrooms, 3 bathrooms plus a separately accessible studio with a further bedroom and ensuite, this modern home, well-suited for visitor accommodation and/or permanent living with income potential presents a truly unique opportunity to realise an investment in the ever-increasingly popular Lake Tekapo. With its stunning landscapes & world-famous starry night skies, Lake Tekapo, in the heart of the Mackenzie District, is a popular & iconic destination. This low maintenance offering with its uninterrupted view across a water feature to the dramatic Two Thumb Range affords the fortuitous new owner not only an opportunity to live but also to earn income without leaving home!

Boasting a suite with both external & internal access, this recently built dwelling has been designed to maximize the investment opportunity. The home boasts



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.



For Sale

Enquiries Over \$1,200,000

View

ljhooker.co.nz/DQ4H5T

Contact

Steve Howes

021 801 216

steve@mcre.co.nz

LJ Hooker Twizel
(03) 435 0170

Mackenzie Country Real Estate

spacious open plan living with a cosy lounge featuring a gas fire and a generous kitchen & dining area which is further extended by a sun-bathed deck ideal for enjoying the serene surroundings. The spacious living is complemented by 4 bedrooms, 2 with private ensuites, along with a bathroom, a separate toilet and a separate laundry.

The adjoining studio, with access from the laundry along with external access, boasts a generous bedroom along with a private ensuite.

The attractive cedar & plaster dwelling with its feature cedar chimney is well-appointed on the north-facing section. The offering is completed by easy care tussock gardens & ample level-access off-street parking.

With massive income generation potential & flexible living spaces, this unique offering, ideally located within ambling distance of the Lake Tekapo village amenities, presents an investment opportunity not to be missed. Contact local sales agent Steve Howes on 021 801 216 without delay. Viewing strictly by appointment only.

3D Walkthrough at: <https://virtualtour.mcre.co.nz/2lad>

Buyer Enquiry Over \$1,200,000

More About this Property

Property ID DQ4H5T

Property Type House

House Size 196 m²

Land Area 740 m²

Licensed Real Estate Agents (REAA2008)

Steve Howes

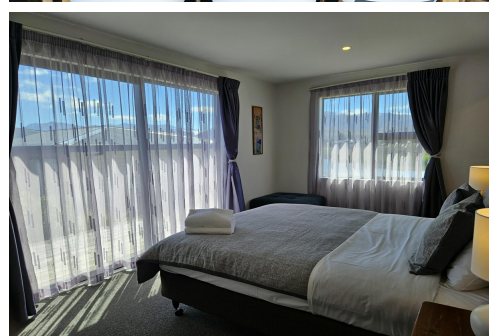
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20 Ruataniwha Road, TWIZEL 7901

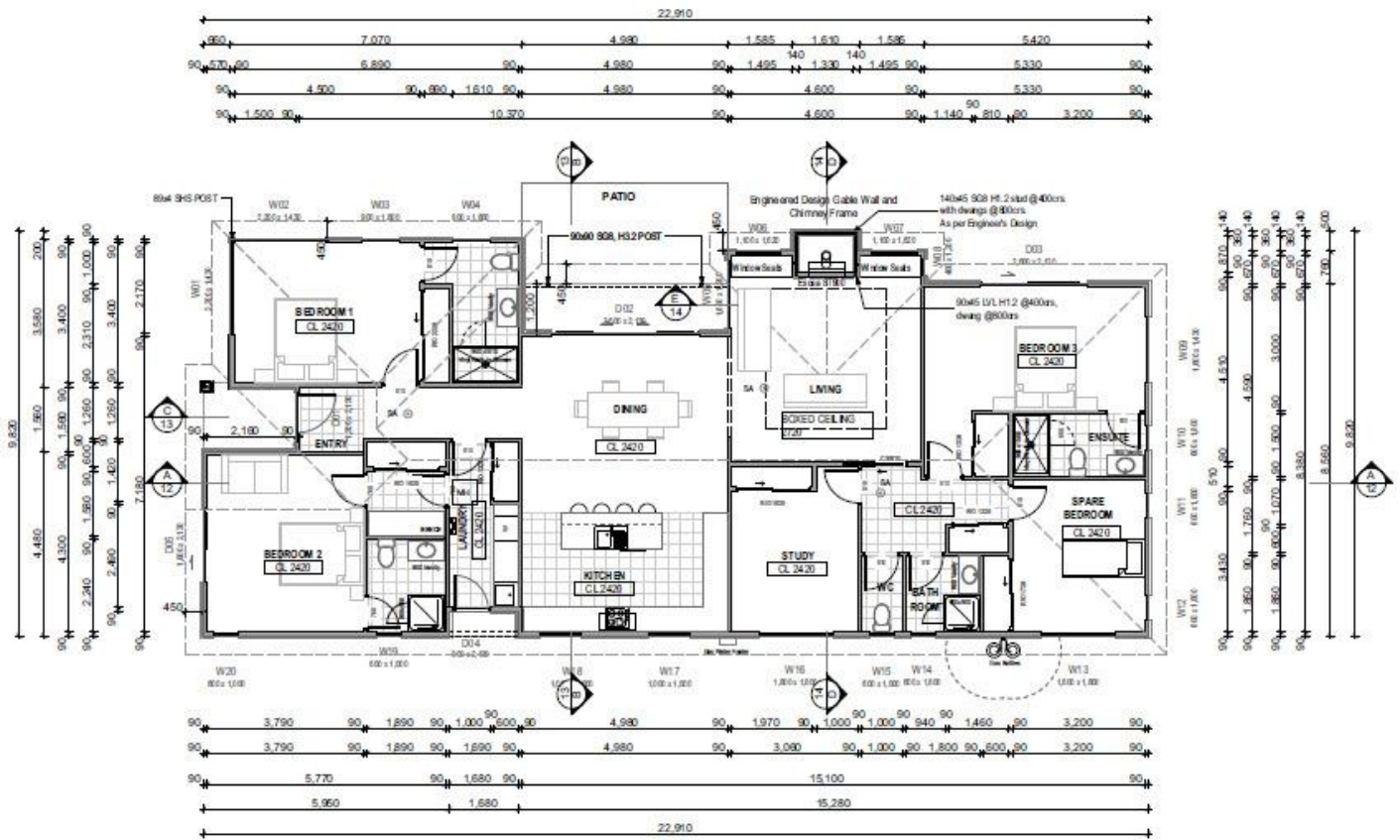
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SITE DATA		Slip Resistance	NOTES	LEGEND	
Exposure Corrosion Zone:	B	Level Access routes including walking surfaces such as decks, patios and steps, on the approach to the main entrance of housing and level accessible routes shall have a mean coefficient of friction (C _f) of not less than 0.4 when tested in accordance with AS/NZS 3981.1, for other access routes a coefficient of friction of less than 0.4 may be acceptable, but account should be taken of the effect/wear of the surface when wet. Foot paths to comply with anti-slip requirements of NZBCD/AS 1 table 2. External steps and porches to be broom finish concrete.	Notes: Listed size refer to total S. For fixing details refer to sheet SK.	SA ⊕ Smoke Alarm (w/whair timer) ⊕ Safety Glass Impervious Tile Flooring 600x600 Mosaic 2 in 1 Skids/ Molar Board	Floor Area (Over Framing) 195.79 m ² Floor Area (Over Cladding) 196.79 m ² Site Coverage Area 206.44 m ² Exterior Wall Perimeter Lengths 74.26m
Chimney Zone:	3		Framing --- framing to be 140x45 timber with dwang @ 800mm		
Building Importance:	2		External doors to be 140x45 H2 timber @ 400mm, unless otherwise stated.		
Snow Zone:	N4		Handrails to be 50x50 H2 timber @ 800mm, unless otherwise stated.		
Wind Load:	725m A1		--- framing to be 140x45 H2 timber @ 400mm, unless otherwise stated.		
Wind Zone:	SED				
Earthquake Zone:	2				