



## Lower Shotover, 11 Primrose Lane

SOLD BY HARRY HOLLYER

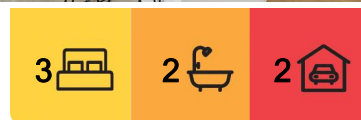
Welcome to 11 Primrose Lane, Shotover Country-your future family home awaits. This beautifully presented three-bedroom, two-bathroom property offers a comfortable and modern lifestyle for your family. With the rare bonus of a separate office, working from home is made easy and private, without giving up any bedroom or living room space.

As you step inside, you'll notice the north-facing and sunny open-plan kitchen, dining, and living area, which is perfect for family gatherings or entertaining guests. Sliding doors out to the private back-garden deck provides great indoor-outdoor flow for those warmer summer months. The kitchen is well-appointed and thoughtfully laid out, with a reticulated gas hob ensuring energy efficiency and convenience. All three bedrooms are generously sized, each featuring built-in wardrobes, while the spacious master bedroom boasts a walk-in robe and en-suite.

The ducted heat pump system keeps the entire home warm in winter and cool in summer



**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**  
Negotiation

**View**  
[ljhooker.co.nz/1A3HY5](https://ljhooker.co.nz/1A3HY5)

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**LJ Hooker Wanaka**  
**03 443 1822**  
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and reticulated gas water heating means your hot tap will never run cold. The fully fenced garden with sprinkler system ensures your outdoor space stays green and easy to maintain.

The double internal access garage provides plenty of room for your vehicles, toys and extra storage. Positioned on a quiet and family-friendly street in sought-after Shotover Country, this home is ideal for families looking for a low-key suburban lifestyle.

Within close walking distance to the Shotover Primary School and public transport, as well as easy access to the trails it's convenient for the whole family. Whether you're a young family or an investor seeking a low-maintenance property, this home fits the bill perfectly.

## More About this Property

Property ID	1A3HY5
Property Type	House
House Size	142 m²
Land Area	460 m²
Licensed Real Estate Agents (REAA2008)	

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## 11 Primrose

Sizes, dimensions & directions area  
approximate, actual may vary

