



33 Atkins Road, Luggate

## Motivated Vendors - Mountain Views & Modern Family Living

From the moment you arrive, this beautifully maintained family home makes an impressive statement with its striking schist feature cladding and excellent street appeal in the sought after Lake McKay subdivision.

Set on a generous 627m<sup>2</sup> (more or less) section with all day sun and views towards the Grandview Range, this well appointed residence offers approximately 210m<sup>2</sup> of light filled living spread across one level. The home features 4 bedrooms, 2 separate living areas, and 2 bathrooms, providing comfortable space for the whole family.

The heart of the home showcases a modern kitchen with Fisher and Paykel appliances and a convenient step in scullery. Large sliding doors seamlessly connect the indoor living spaces to a substantial sun drenched patio and garden, perfect for outdoor entertaining while taking in those mountain views and enjoying Wanaka's enviable lifestyle.

### Key Features:

Two living areas including additional media room  
Two heat pumps for year-round comfort

4 2 2

### FOR SALE

Set Sale

### VIEW

Wed 28th Jan @ 12:00PM - 12:45PM

### AGENTS

Lisinda Rickman  
021 482 768  
lisinda@ljhwanaka.co.nz

Stephanie Georgalli  
021 744 452  
stephanie@ljhwanaka.co.nz

### AGENCY

LJ Hooker Wanaka  
03 443 1822  
Lakes Realty Limited

Large wood fireplace for cosy winter evenings  
 Heated bathroom floors  
 Internal access double garage with off-street parking  
 Fantastic planting by the current owner that will develop beautifully over the next few years  
 Views to the Grandview Range  
 Lake McKay subdivision amenities coming soon: tennis courts, reserve with pergolas, BBQs, and playground

This home offers the perfect blend of comfort, functionality and that relaxed Wanaka lifestyle, with all the region's recreational opportunities right at your doorstep.

The vendors are motivated to sell - call today to arrange a viewing or come along to one of our open homes.  
 This house is being sold by Deadline on 3 February @ 2pm (if not sold prior)

## MORE DETAILS

Property ID	1ENHY5
Property Type	House
House Size	226 m <sup>2</sup>
Land Area	627 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

**Lisinda Rickman 021 482 768**  
 Sales Manager | lisinda@ljhwanganaka.co.nz  
**Stephanie Georgalli 021 744 452**  
 Licensee | stephanie@ljhwanganaka.co.nz

**LJ Hooker Wanaka 03 443 1822**  
 Lakes Realty Limited  
 Shop 8, 31 Dunmore St, WANAKA NZ  
 wanaka.ljhooker.co.nz | wanaka@ljhwanganaka.co.nz

