



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 226m<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

Negotiation

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Lakes Realty Limited

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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.

## MORE DETAILS

Property ID 1ENHY5  
Property Type House  
House Size 226 m2  
Land Area 627 m2  
Licensed Real Estate Agents (REAA2008)

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