






39 Atkins Road, Luggate

Timeless Style

Welcome to 39 Atkins Road - a beautifully crafted, new build home that blends a modern country aesthetic with the serenity of its rural surroundings. Situated on a spacious 601sqm section in the highly sought after Lake McKay subdivision, this 210m² (more or less) home is part of the vibrant Stage One community. With clean architectural lines, quality materials, and a timeless palette, it's a home designed for both comfort and style.

The open plan living, dining, and kitchen area forms the heart of the home, anchored by a showstopping kitchen by Trends Kitchens, finished with beautiful antique brass hardware. At its center is the premium Belling 90cm Cook Centre - a dual fuel range cooker with five gas burners, perfect for those who love to cook and entertain. The generous scullery includes a window and sink, adding both practicality and extra prep space. A guest toilet is discreetly hidden behind a beautifully crafted timber feature wall, and a separate laundry off the scullery opens out to the rear of the home for everyday convenience.

An impressive architectural pivot door elegantly divides the main living area from the separate lounge, both crowned with high cathedral ceilings. At the heart of these spaces, a double-sided Escea gas fireplace delivers sophisticated warmth and ambience, creating an exquisite setting for lavish entertaining or cozy evenings in.

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FOR SALE

Negotiation

AGENTS

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 **LJ Hooker**

Designed for year-round enjoyment, this home features a purpose-built indoor-outdoor flow with direct access to the private outdoor living space from the open-plan kitchen/dining/living, separate lounge and master suite. Step outside to a beautifully finished Kwila deck, where thoughtful design meets functionality - ideal for soaking up the long Central Otago summers, hosting friends and family. This area offers an exceptional use of space. This home offers three main spacious bedrooms, including a large master suite featuring a WIR & ensuite. Accompanying these, an additional fourth bedroom or office is positioned off the carpeted, fully insulated double garage - ideal for working from home or hosting guests. Both bathrooms feature tiled floors, underfloor heating, and heated towel rails, creating a luxurious feel throughout. Completed with landscaping, fencing and ample off-street parking, this home is also fitted with heat pumps and double glazing.

This brand-new home is the perfect blend of lifestyle, comfort, and modern rural charm - all just a short drive from Wanaka. Deadline Sale Close 11th September 2 pm (unless sold prior)

MORE DETAILS

Property ID	1CSHY5
Property Type	House
House Size	210 m2
Land Area	601 m2
Including	Ensuite Toilets (3)

Licensed Real Estate Agents (REAA2008)

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