



Please note - Grass has been enhanced and drawn in



## Wanaka, 137 Cardrona Valley Road

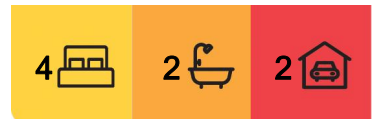
Location Location Location

Welcome to your idyllic retreat at 137 Cardrona Valley Road, where location meets value. This exceptional property offers a one-of-a-kind opportunity to own a lifestyle property close to town. An excellent location for peace of mind with a spacious 1,198h property (approximately) only a short drive to both the Cardona mountains and Wanaka lakefront.

The large 4 bedroom home offers plenty of scope to add value.

The generous layout can accommodate a large family or provide room for guests and visitors. The ample natural light and picturesque views create a sense of tranquillity and charm, making every day feel like a retreat.

Surrounded by established gardens and natural beauty, this property offers a serene and peaceful setting. The Orchard Road subdivision boundary at your back fence provides a natural buffer, creating a tranquil backdrop for outdoor living and relaxation.



**For Sale**  
Negotiation

**View**  
By Appointment

**Contact**  
**Lisinda Rickman**  
021 482 768  
lisinda@ljhwanaka.co.nz  
**Stephanie Georgalli**  
021 744 452  
stephanie@ljhwanaka.co.nz



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**03 443 1822**  
Lakes Realty Limited

Moreover, this property offers ample grounds for riding a pony or motorbike or maybe even putting in a pool for those long summer days. With enough land to play with your options are endless here.

Beyond the real estate aspect, this property represents a remarkable lifestyle opportunity. The proximity to town allows easy access to shopping, dining, and entertainment. However, the property's rural setting allows you to escape the hustle and bustle and enjoy a tranquil lifestyle.

Whether you're seeking a small equestrian property, a lifestyle opportunity, or simply a place to call home, this property offers it all. With its prime location, room to add value, and proximity to town, this property is truly a unique gem.

Don't miss out on the chance to own a piece of "country living" so close to town.

## More About this Property

<b>Property ID</b>	1A7HY5
<b>Property Type</b>	House
<b>House Size</b>	240 m <sup>2</sup>
<b>Land Area</b>	1.13 hectare
<b>Including</b>	Toilets (2)
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Lisinda Rickman 021 482 768

Sales Manager | [lisinda@ljhwanaka.co.nz](mailto:lisinda@ljhwanaka.co.nz)

### Stephanie Georgalli 021 744 452

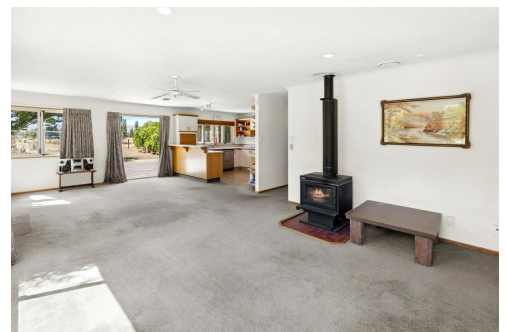
Licensee | [stephanie@ljhwanaka.co.nz](mailto:stephanie@ljhwanaka.co.nz)

### LJ Hooker Wanaka 03 443 1822

Lakes Realty Limited

Shop 8, 31 Dunmore St, WANAKA NZ

[wanaka.ljhooker.co.nz](http://wanaka.ljhooker.co.nz) | [wanaka@ljhwanaka.co.nz](mailto:wanaka@ljhwanaka.co.nz)



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