



37 Stratford Terrace, Wanaka

## Price drop to meet the market!!

Vendors said SELL SELL SELL. And at this price you would be MAD not to consider this location.

The availability of property in this area is becoming increasingly rare so close to town.

With easy access to the lake and Wanaka's township, great dining, and boutique shopping this 880 sqm property is just a short walk from the lake.

- story, original home with the option of either a four bedrooms, two bathrooms family home or a separate two bedroom living option downstairs. Upstairs an open kitchen is connected to a dining room, which leads to a large living room. This house can be renovated to a large family home or redeveloped to create a solid foundation for future projects.

There is real value here in the land and its potential. Located in one of Wanaka's most desirable areas, this property is surrounded by established trees and shrubs that create a private setting.

You have the opportunity to purchase a prime piece of property in a highly desirable location, close to all the amazing benefits that come with living within the Wanaka hub.

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**FOR SALE**  
\$1,700,000

### 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

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.

 **LJ Hooker**

Come see us at our scheduled open home Thursday from 2:00 to 2:45

## MORE DETAILS

Property ID 1AUHY5  
Property Type House  
Land Area 880 m2  
Including Toilets (2)  
Licensed Real Estate Agents (REAA2008)

**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)

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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)

