



40 West Meadows Drive, Wanaka

## MOTIVATED VENDOR!!!

Discover the perfect blend of comfort, space and location at this sought after West Meadows Drive property. With motivated vendors ready to move, this is your opportunity to secure a wonderful family home minutes from Wanaka's vibrant township and lakefront.

Step into a world of warmth and light with open plan living in this sheltered setting. Year round comfort is guaranteed with both a cosy woodfire for those crisp mountain evenings and a modern heat pump for easy heating and cooling. The efficient heat transfer system and gas reticulation add daily convenience.

Exceptional indoor outdoor flow leads to a large decking area framed by a stone boundary wall, creating the perfect backdrop for entertaining. The social fire pit area extends your living space, ideal for those crisp mountain evenings under the stars.

The generous 705sqm fully fenced section is a true family haven, space for weekend BBQs, kids playing safely, boat storage, trampolines, and garden dreams. Practical storage includes a powered tool shed and dedicated woodshed.

With motivated vendors and exceptional value in today's market, don't miss this tightly held address opportunity.

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### FOR SALE

Set Sale

### AGENTS

Stephanie Georgalli

021 744 452

stephanie@ljhwanaka.co.nz

Lisinda Rickman

021 482 768

lisinda@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.



Come along to our open homes on Wednesday and Saturday's from 2-3pm. Deadline closes 29th October @ 2pm (if not sold prior)

## MORE DETAILS

Property ID 1DCHY5  
Property Type House  
House Size 133 m2  
Land Area 705 m2  
Licensed Real Estate Agents (REAA2008)

### Stephanie Georgalli 021 744 452

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

### Lisinda Rickman 021 482 768

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