

# FOR SALE

6 HOLLYWOOD RISE, WANAKA \$1,350,000



**Absolutely no lawns to mow in West Meadows!**

## EASY CARE HOME OR HOLIDAY

Architecturally designed, this amazing home or lock and leave is positioned to enjoy sunny north facing living. This 4 bedroom, split level, fully landscaped, modern open plan home has been designed with easy living in mind, great indoor outdoor flow onto decking with a low maintenance easy care section. It includes a washer, dryer, fridge/freezer and dishwasher. Master boasts an tiled ensuite and walk in robe.

**Amenities in the area:** Lake Wanaka, Wanaka Township, Wanaka Golf Course, Medical Centre, Base Camp, Après by Cardrona & Treble Cone and Ruby's Cinema & Bar.

4 

1 

2 

**For more information on this home contact:**



**Jarrod Frazer**  
Residential Sales & Marketing Manager  
**027 251 2007**  
jarrod@willowridge.co.nz

www.willowridge.co.nz  
**WILLOWRIDGE**  
DEVELOPMENTS LTD

# Property Information

## 6 Hollywood Rise

<b>Address</b>	6 Hollywood Rise, West Meadows, Wanaka	
<b>Price</b>	\$1,350,000	
<b>Legal description</b>	Lot 3, DP 529379	
<b>Area</b>	floor area	160m <sup>2</sup>
	hardwood deck area	47m <sup>2</sup>
<b>Land area</b>	522m <sup>2</sup>	
<b>Capital value</b>	\$1,460,000 (1st September 2021)	
<b>Chattels</b>	fixed floor covering, light fittings, range hood, dishwasher, gas fire, electric cooktop, electric oven, under floor heating in bathroom and ensuite, heat pump *2, irrigation system, washing machine, dryer, fridge/freezer, electric garage door opener. (No vendor warranty on fridge/freezer, washing machine and dryer).	
<b>Heating</b>	gas fire, heat pump *2, bathroom/ensuite under tile electric heating	
<b>Insulation</b>	fibreglass batts, insulated garage door	
<b>Parking</b>	single car garage plus additional concrete off street parking	
<b>Exterior cladding</b>	vertical Stria cladding horizontal Stria cladding (bedroom)	
<b>Roof</b>	Coloursteel	
<b>Architect</b>	The Design Studio Dunedin	
<b>Builder</b>	Meadowstone Construction Ltd	
<b>Landscaping</b>	Nichols Landscaping, Wanaka	

[www.willowridge.co.nz](http://www.willowridge.co.nz)

**WILLOWRIDGE**  
DEVELOPMENTS LTD