



# FOR SALE

## PANORAMIC PERFECTION

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### Luxurious Location:

Sitting on the highest point of the Bronte Peninsula, this commanding 1.52 hectare site offers sweeping 180° inlet, coastal and vineyard vistas, framed by Tasman Bay and Nelson's skyline.

### Prestigious yet accessible:

Just 5 minutes from Mapua Wharf's boutique shops, cafés and waterfront life, and 15 minutes to Richmond, this is country side living with everyday convenience.

### Grand Canvas for Visionaries:

The large area of flat land provides an exceptional canvas for bespoke gardens, a curated orchard, swimming pool or tennis court - or simply enough space to store the toys.

### Foundation with Opportunity:

The 1980s two-storey existing house (180m<sup>2</sup>) comes with open plan living, 2 bedrooms and bathroom on the ground floor, plus two bedrooms, bathroom and living room on the first floor. The house is in need of general maintenance, modernisation and some TLC making for a great renovation project - or a teardown to make way for your dream home.

### Noteworthy Structures & Consent:

