17 ARA O NGĀTI KOATA,
RICHMOND, TASMAN, **NELSON** / **TASMAN**

CHANGE
real estate **for good**

SOLD

SIGNATURE OF STYLE

3 🛏 | 2 🛁 | 2 🚗

Beautifully designed, this near new Signature home is the ultimate in modern family living.

With a layout ideal for having your own separate space in the bedrooms, but togetherness in the living spaces, this is a perfect setup for a family with teens, a professional couple working from home or retirees seeking a beautiful easy care retirement who aren't ready for the village life just yet! Currently run as a popular air bnb it also makes an easy lock up and leave income earner investment.

The open plan living and kitchen lead out to a superb entertaining deck and low maintenance fenced section, while the separate media room can be shut off for watching the game or a movie. The upgraded kitchen featuring double ovens, double dish drawers, induction hob, large butlers pantry and oversized island all make for an entertainer's paradise.

The garage is a real functional working space, fully lined in play, carpeted and with a pull down ladder for attic storage. The ducted heatpump system and dual gas califonts ensure a climate controlled environment year round for your comfort.

Located in a quiet street at the top of Champion Rd, with an outlook to the Richmond hills, this is a home that allows you to enjoy all the

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PRICE: $975,000

OPEN FOR INSPECTION: N/A

F L O O R   P L A N   O N   S I T E   P L A N

PATIO

DINING
4.04x3.49m

LOUNGE
4.00x
3.49m

ENSUITE
3.09x1.81m

MASTER
BEDROOM
3.29x3.98m

WIR
1.94x
2.08m

LIVING
3.26x4.68m

ENTRY
6.00x6.00m

PORCH

KITCHEN
5.19x1.82m

PANTRY
2.12x1.82m

LINEN

STORAGE

OV

REF

ROBE

BEDROOM 3
3.00x3.40m

BEDROOM 2
3.03x3.00m

ROBE

BATHROOM
2.45x3.00m

WM

LDRY

SHR

GARAGE
6.00x6.00m

DRIVEWAY

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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