

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



## FOR SALE

### 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: Enquiries Over \$969,000

OPEN FOR INSPECTION: N/A



Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

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