



# SOLD

## BUILD OR BUY: YOUR VISION, YOUR CHOICE.

Welcome to 140 Ward Street, Waverley—a fantastic opportunity to create your ideal Waverley lifestyle! This exceptional property offers two exciting purchase options:

**Option 1: Land Only:** Secure this prime 526m<sup>2</sup> section, complete with established fruit trees, and build your dream home to your exact specifications. This established section offers a fantastic opportunity to create a home tailored to your lifestyle.

**Option 2: The Complete Home and Land Package:** Own a stunning, brand-new 3-bedroom home, thoughtfully designed with contemporary living in mind, situated on a charming 526m<sup>2</sup> section complete with established fruit trees. This package includes:

- Price: \$265,000.
- Three spacious bedrooms, including a north-facing master suite with walk-in robe and ensuite.
- Open-plan living area with striking raking ceilings flowing to a north-west-facing courtyard.
- Modern plaster exterior cladding for minimal maintenance.
- Locally designed kitchen with quality Fisher & Paykel appliances.
- Year-round comfort with a Wi-Fi-compatible Panasonic heat pump.
- 10-year Master Builder Guarantee and 36-month defect warranty.
- Price: Offers over \$799,000.

Contact us today to discuss your preferred option and let's make your Waverley dream a reality!

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$265,000

**OPEN FOR INSPECTION:**  
N/A



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