



# FOR SALE

## RESTING AT THE FOOT OF WITHER HILLS FARM PARK

### Elevated Living with Views and Versatility

Set against one of Blenheim's most sought after backdrops, this expansive six bedroom residence delivers a rare combination of scale, flexibility and lifestyle. Enjoying a unique connection to the natural surrounds of the Wither Hills Farm Park, the home offers a relaxed, semi rural atmosphere without compromising on town convenience. Designed to adapt effortlessly to a range of living arrangements, it caters to large or extended families, those seeking additional income, or the flexibility of working from home. With well defined dual living across two levels, generous proportions throughout, this is a property that offers both immediate comfort and future potential in equal measure.

The upper level forms the core of the home, where expansive open plan living is enhanced by an upgraded kitchen, log fire with wetback and excellent natural light. This space enjoys an outlook toward the Wither Hills Farm Park and opens directly to a large sunny deck, perfectly positioned to absorb this remarkable setting. A conservatory and separate lounge provide additional spaces to relax or entertain, while also capturing elevated views across the town to the surrounding hills, unfolding into an all encompassing landscape. The master bedroom shares in this elevated outlook, with three bedrooms, a family bathroom and separate toilet completing this level, offering comfortable and functional everyday living.

With potential for B&B or guest house style accommodation, this well configured lower level space offers a dedicated light refreshments area, along with a separate lounge, three bedrooms, a separate office, bathroom and separate toilet. Whether developing as an income stream, accommodating extended family, or providing independent living for guests, teenagers or those working from home, the flexibility here is a standout feature.

Practicality has been carefully considered throughout the property, with a basement double garage and an adjoining internal workshop, a purpose built carport ideal for a campervan or boat, and ample off street parking. Adding to the home's efficiency, nine solar panels are installed on the roof. The generous proportions of the home extend beyond the interior, supporting a lifestyle that is both easy and adaptable.

6 BED | 2 BATH | 3 CAR

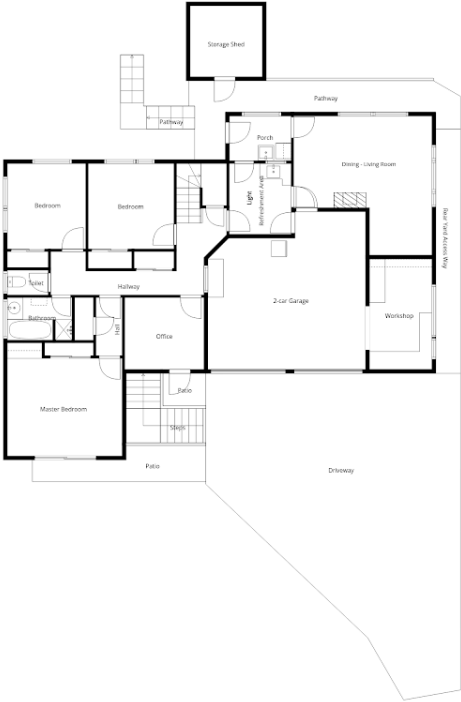
PRICE:  
Asking price \$820,000

OPEN FOR INSPECTION:  
N/A



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Carport



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

