



HOUSE & LAND PACKAGE

133B AVERY ROAD, BAY VIEW

**\$1,675,000\***

# PERFECT FOR SLOPING SITES

3 2.5 2 1

Capturing the architectural flavour of Central Otago, the Nevis design is ideal for sloping sites (particularly to the north).

Basement garaging with internal stairs provides a platform for living areas to capture the best views and maximises the benefits of a sloping site. Easy family living is the priority for this classic Central Otago design. High ceilings in the living areas and highlight windows add to the character of this compact but roomy family home. A Study nook and snug provide extra retreat spaces.

Enjoy breathtaking panoramic views stretching across the ocean, from the twinkling lights of Napier Hill to the vibrant Ahuriri Marina and Pandora Pond, with the striking silhouette of Cape Kidnappers on the horizon. This exceptional 1.2-hectare lifestyle section offers the perfect blend of flat and sloping land, providing endless possibilities to create a dream home in a truly spectacular setting.

## SPECIAL FEATURES

- Classic Central Otago style
- Ideal for sloping sites
- Sloping ceilings and high windows in living areas
- Internal laundry with exterior access
- Single level living with basement garage



## DIMENSIONS

Total Living Area	165.5m <sup>2</sup>
Garage Area	44.2m <sup>2</sup>
Total Floor Area	209.7m <sup>2</sup>
Land Area	1.27ha



\*NB: These images are an indication of what can be built on the site for the package price. Negotiation and purchase of this House & Land package will be directly through Landmark Homes - TH.

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