



HOUSE & LAND PACKAGE

2/196 FLUME ROAD, TE MIRO, CAMBRIDGE

**\$1,900,000\***

# LAKEVIEW DESIGN TE MIRO LIFESTYLE

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An opportunity to secure your own Landmark home, delivered by one of New Zealand's premium building companies. Known for quality craftsmanship and considered design, Landmark Homes will guide you through a seamless build from concept to completion.

Set in sought-after Te Miro, 2/196 Flume Road offers a rare lifestyle section with over 30 mature trees providing privacy and shelter. A flexible, well-established site with added practicality, it's ideally located near Cambridge, local schooling, and outdoor recreation, creating a strong foundation for a considered lifestyle build.

Inspired by the popular Wakatipu design, the Lakeside Ready to Build plan features high sloped ceilings through the kitchen, dining, and living areas, with seamless indoor-outdoor flow. A separate lounge adds flexibility, while the master suite is privately positioned for morning sun, set apart from guest and family bedrooms, creating a well-balanced and functional family living environment.

## SPECIAL FEATURES

- Central Otago pavilion-style design with weatherboard and plaster exterior
- High sloping ceilings through kitchen, dining and family areas
- Gas fire in both lounge and family room, with extra-height windows for sun and views

## DIMENSIONS

Total Living Area	224.8m <sup>2</sup>
Garage Area	40.0m <sup>2</sup>
Total Floor Area	264.8m <sup>2</sup>
Porches	23.1m <sup>2</sup>
Total Area	287.9m <sup>2</sup>
Land Area	8,053 sq mol



NB: Images are indicative only of what can be achieved on the site for the advertised package price. Pricing is indicative and subject to change. The design shown is one option only — Landmark Homes can tailor, refine, or create a completely bespoke home to suit your client, or explore other plans within our range to better align with their needs and preferences.



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