



HOUSE & LAND PACKAGE

71 A GORDON ST JERVOISTOWN, NAPIER

\$PBN*

TIMELESS ELEGANCE IN THE HEART OF JERVOIS TOWN

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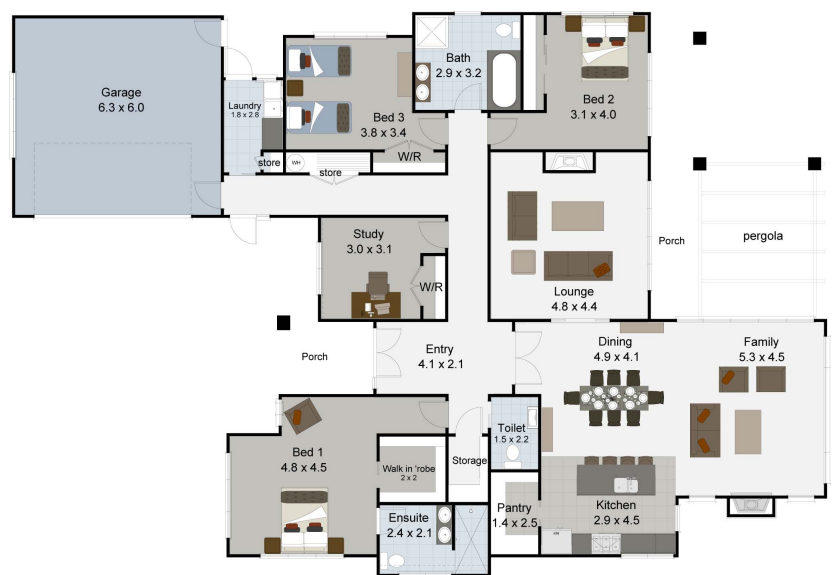
Discover the perfect canvas for your dream build with these two generous lifestyle sections, each offering 2500 m² (more or less) of flat, usable land.

Located in a sought-after Napier setting, both sections are serviced with bore water and all essential services conveniently brought to the end of the driveway. With ample space for a home, gardens, or lifestyle extras, these sections provide the freedom to create the lifestyle you've always wanted.

Opportunities to secure land of this size, with services ready to go, are rare in Napier.

The Lakeside features high sloped ceilings in the kitchen, dining and family areas, and 2.7m high ceilings throughout.

A separate lounge is accessed through double cavity sliders off the more casual living area and all living spaces have a flow to the outdoor areas. The master suite, positioned for morning sun, is separated from guest or family bedrooms.



SPECIAL FEATURES

- Central Otago pavilion-style design
- High sloping ceilings in kitchen, dining and family rooms
- Extra height windows for sun and views
- Abundant storage and spacious rooms

DIMENSIONS

Total Living Area	224.8m ²
Garage Area	40.0m ²
Total Floor Area	264.8m ²
Porches	23.1m ²
Total Area	287.9m ²
Land Area	2500.0m ²



*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.

CONTACT JUSTINE BISHOP
021 084 78272
justine.bishop@landmarkhomes.co.nz

