

4 Walnut Drive Motueka

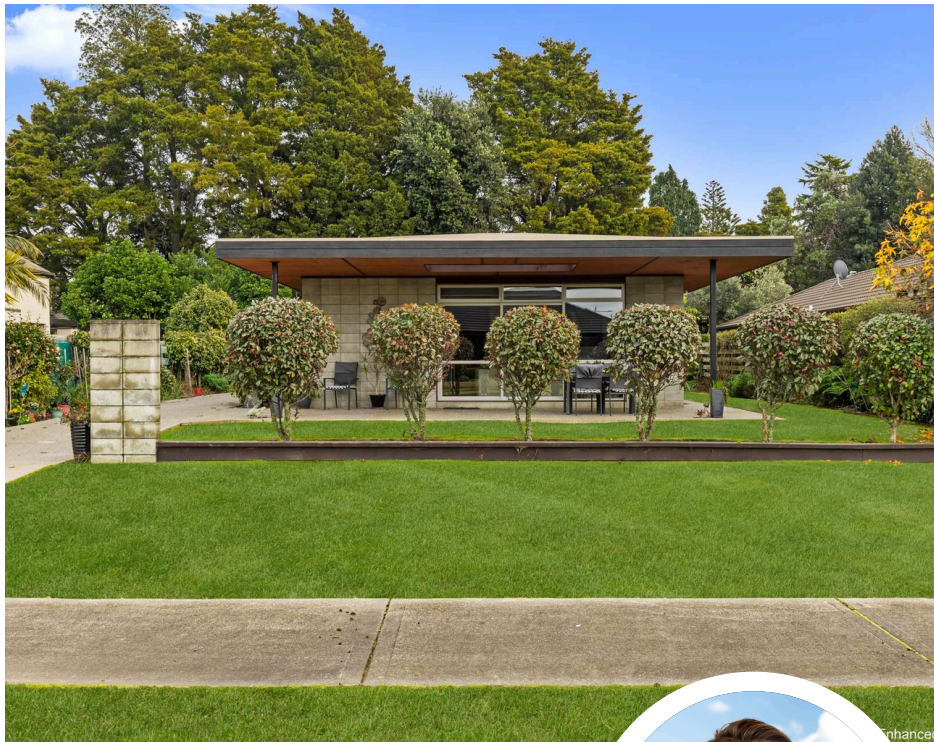
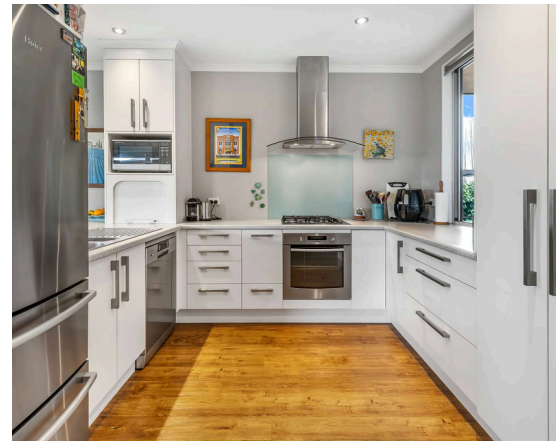
Enquiries Over \$790,000



Floor Area: 157sqm (approx)

Land Area: 620sqm (approx)

Sun-kissed and stylish with timber that gleams,
Where life flows with ease and gardens dream.
Open plan warmth, light pours through the day,
With hardwood beneath you and gas hobs to play.
Three restful bedrooms, each modern and bright,
The master? A haven, your soft starry night.
A patio made for those long evening chats,
Raised beds for veges, and sunshine for cats.
Garage, two sheds, and insulation throughout —
This home ticks the boxes, of that there's no doubt!



Lillie Broster-Turley

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Licensed Salesperson (REAA 2008)



- ✓ A Low Fair Commission
- ✓ No Upfront Costs
- ✓ Free Marketing
- ✓ No Sale, No Fee



The Details

Address	4 Walnut Drive, Motueka
Certificate of Title	464469
Legal Description	Lot 37 Deposited Plan 416740
Zoning	Residential
Capital Value	\$740,000
Annual Rates	\$4029.49
Land Area (approx) sqm	620
Floor Area (approx) sqm	157
Building age	2010-2019
Water Supply	Mains water
Waste Water	Mains waste water
Water Heating	Electric cylinder
Insulation	Roof and walls
Cladding	Mixed material
Roof	Steel / dome shaped
Electrics	Up to date
Joinery	Double glazed, aluminum
Foundation	Concrete pad
Bedrooms	3, two doubles, one single
Bathrooms	2, including one en-suite
Kitchen	Open plan with the dining and living, vinyl marmoleum planks
Heating	Heat pump
Internet	Fibre internet
Fencing	Partially fenced
Garage	Double garage with workshop space, florescent strip lighting above workbench
Laundry	Internal laundry with storage



Continued...

Garden

Low maintenance garden with raised garden beds and citrus trees
Large garden shed approx. 10sqm
Flat land

Contour

Additional Features

- Second shed (approx. 10sqm) on a concrete pad – no power, but plenty of potential
- A leisurely 15-minute stroll to Motueka's shops, cafés, and conveniences
- Bonus backyard shed for tools, toys, or tinkering
- Sheltered eastern patio – your ideal morning brew nook
- Covered walkway connecting house to garage – stay dry in style

