

**ARIZTO**

Property Information

**102 Tukare Loop,
Te Anau**

Price	Deadline Sale, unless sold prior - Monday 11 August 1pm
Age	CCC issued 8 April 2025 < 1 year old
Legal Description	Lot 92 Deposited Plan 581617
Record Of Title	1085296
Land Area	600 m ²
Building Area	102 sqm
Bedrooms	3
Bathroom	1 : Shower cubicle, bath, vanity, toilet
Kitchen	F&P under bench oven, F&P gas hob, F&P dishwasher, rangehood, soft close cabinets
Laundry	Separate with external door. Single linen/storage cupboard
Heating	Daiken Heatpump, Yunca Monte woodburner both in living room
Water Heating	Gas
Joinery	Aluminium thermally broken double glazing
Cladding	Brick, James Hardie Axon panel
Roof Cladding	Coloursteel
Garaging	Vendor has submitted consent for a Versatile 6x6 garage, will have power and automatic garage door opener
Water Supply	Town
Sewage	Town
Stormwater	Soakpit, as per council file
Fibre	Yes
Covenants	Yes - Fiordland Estate
Insulation	As per build plan: walls R2.8 ceiling R5.0 poly in concrete slab *purchaser should complete their own DD
SDC Rates	\$4,605.60
Environment Sthld Rates	\$511.43

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