



 **3**  **1**  **4 + Spaces**

Asking Price: \$515,995

More Than a Home. A Different Pace of Life.

Set against the stunning Roxburgh landscape, 3607 Fruitlands-Roxburgh Road offers the space, privacy and freedom that's becoming increasingly hard to find.

The light-filled three-bedroom home flows effortlessly to a covered outdoor entertaining area, where morning coffees, evening gatherings and quiet moments in the spa are framed by sweeping Central Otago views.

Beyond the home, expansive grounds, established gardens and mature trees create a sense of history and possibility, while a collection of character-filled outbuildings offers flexibility for guests, creative pursuits, storage or your next project.

This is a place where lifestyle comes naturally and there's room to grow into whatever comes next.

Main Features:

- House: 70m²
- Land: 3747m² approx.
- Aspect: North Facing
- Build Age: 1950-1959
- Panoramic valley and mountain views
- Spa
- Wood Fire and Heat pump
- Heat Transfer system
- Water supply sourced from a nearby natural watercourse
- Standalone bay garage/workshop
- Sleep out
- Multiple storage - garden sheds
- Exceptional outdoor living opportunities
- Rural setting while remaining within easy reach of local amenities

ERIN WHALE

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- ✓ 2% Commission*
- ✓ No Upfront Costs
- ✓ No Sale, No Fee