



Property Information

89 Sinclair Road, Te Anau

Price	\$1,150,000
Age	House relocated and altered 1983
	House CCC relocation 1983 and alterations
Legal Description	Lot 1 Deposited Plan 326292
Land Area	1.894 ha +/-
Building Area	House 280 sqm includes tandem garage
Shed	Total Span 8.8m x 13.7m, 3 & 3.2 high doors & concrete floor
Bedrooms	5 bedroom
Bathrooms	2 Bathrooms & three toilets
Living	2 Living areas in main house. Third lounge in extension
Heating	Fireplace with wetback
Insulation	Not sighted purchasers to do own due diligence
Hot water	Electric with wetback
Joinery	Aluminium glazed windows - single & double
Cladding	Hardies repainted recently
Roof Cladding	Pressed tin
Garaging	Internal tandem garage
Water	2 x 25,000 L water tanks with two pumps
Sewer	Septic tank
Office	Off the master bedroom. Fibre internet
Rates	SDC: \$2,884.63 Enviro South: \$812.19
Outbuildings	Lean-to shed, woodshed and chook house

Arizto Limited (the Agency) has not verified the information contained in this document, nor warrants it's accuracy. The Agency is hereby indemnified of any errors in the document and will not be held accountable for any persons who rely on this document to complete their own due diligence.

The information found in this document has been sourced from third parties and is merely a passing over of information. We recommend you seek your own independent legal and/or technical advice.



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Additional information:

1983:(4279) House relocated and altered

2004: CCC 2647101 Remove wall Lounge/living and install window

2006: CCC 30158 Total Span Shed 8.8x 13.7 metre 3m & 3.2m doors

2006: CCC 28884 Yunca Multi fuel

2023: CCC 301493 Replace fireplace Yunca Monte Leg woodburner - wetback

Total Span Shed has Solar power being installed.

Trees on the road edge - ownership has been surrendered and tagged for removal in August 2026.

Cleanup is the responsibility of the landowner

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