

# 31 Pineview Way Motueka

**Priced by Negotiation**



**Floor Area:** 134sqm (approx)

**Land Area:** 4,170sqm (approx)

Perched on 4170m<sup>2</sup> so grand and wide,  
where space and beauty live side by side.  
A haven of warmth, both charming and bright,  
with five fine bedrooms, a view-filled delight.

A kitchen of character, rustic yet true,  
where old meets new in a timeless hue.  
Decks that embrace the countryside's grace,  
seamless and soothing—a tranquil embrace.  
With a self-contained studio, income in sight,  
or space for loved ones to stay the night.  
A home of comfort, elegance, and charm,  
a lifestyle retreat with endless warm arms.



**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	31 Pineview Way, Motueka
Certificate of Title	827607
Legal Description	Lot 10 Deposited Plan 519728
Zoning	Residential
Capital Value	\$940,000
Annual Rates	\$2705.71
Land Area (approx) sqm	4,170 sqm
Floor Area (approx) sqm	134 sqm
Building age	2020-2029
Bedrooms	5
Bathrooms	3
Heating	Woodburner hooked up to bathroom radiators
Internet	Satellite connected
Insulation	Fully insulated
Kitchen	Open Plan with dining and living with a woodoven with wetback
Water Supply	2 x 24,000L tanks
Electrics	All up to date
Waste Water	Septic system
Water Heating	Gas, wetback and solar electric with 14 panels and large battery bank. Hooked into grid but off grid capabilities.
Roof	Colour-Steel
Joinery	Aluminum, double glazed
Foundation	Piles
Cladding	Weather board (good condition)

# Continued

Fencing	N/A
Garage	N/A
Laundry	Internal with the main house
Additional Features	Consented sleepout, internal BnB

## Floor Plan



ARIZTO

31 Pineview way, Motueka

Disclaimer: drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally, and floor areas reflect this. Measurements should be verified by the buyer.