



# Property Information

## 4 Acheron Way, Te Anau

Price	\$1,750,000
Age	House CCC 17 June 2021
	Spa pool Compliance 3 March 2026
Legal Description	Lot 106 DP344608
Land Area	960sqm +/-
Building Area	House 349sqm +/-
Bedrooms	5 bedroom, 4 main house include walk-in robe & ensuite Attached 1 bedroom unit with ensuite
Office	Yes, off living area
Bathrooms	Ensuite: tiled floor(heated) & shower. Double vanity Main bath:tiled floor(heated) & shower, vanity, bath & toilet. Separate toilet
	Unit ensuite: tiled shower, vanity and toilet
Kitchen	Electrolux induction cook top - 90 cm Electrolux underbench oven - 90 cm LG dishwasher , LG plumbed fridge/freezer Butlers pantry with sink, bar fridge and storage Kitchenette in unit - cabinetry with sink
Heating	Radiator heating throughout - Diesel boiler in garage. Thermostat controlled - in 4 heating zones Bathrooms: Underfloor heated tiles
Insulation	Per build plan: ceiling: R3.6, walls: R2.6

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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Hot water	Gas
Laundry	Separate
Joinery	Double glazed Aluminium
Cladding	House - Brick
Roof Cladding	Coloursteel
Garaging	Double with internal access with additional workshop area
Patio courtyard	Kwila decking reinforced for spa (compliance cert)
Unit	Attached with internal access.
	Induction hotplate & oven - tiled kitchette
	Tiled bathroom with walk in shower
	Heating radiator
	Kwila deck and private outdoor space
Water	Town supply
Stormwater	Soak Holes: One at the front of property and one at the rear
Sewage	Town supply
Covenants	Yes
Fibre	Yes
Fencing	Fully fenced coloursteel with gates on North East side for vehicle access from the reserve
Door locks	4 x Schlage Smart Deadbolt locking doors
Rates	Southland District Council : \$5,515.21
	Environment Southland: \$913.46
Capital Value	\$1,300,000

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