



**WĀNAKA RETIREMENT VILLAGE**  
**COTTAGE 7 FOR SALE**  
**PRICING FROM \$610,000**  
 (Occupation Right Agreement) + WEEKLY FEE

We have a sunny, stand-alone cottage for sale in our friendly retirement village, close to Wānaka township and the beautiful lake Wānaka.

This cottage features two bedrooms and suits people who want something between a smaller apartment and a larger villa.

Cottage seven backs on to the Bullock Creek Hatchery Reserve. The resulting abundant bird life, native plantings and added privacy make this cottage a very special place to live.

**Please contact Kim Tilly, Village Manager,** for more information or a private viewing, **phone 027 220 6149**

**Wānaka Retirement Village, 7 Meadowstone Drive.**  
[wanakaretirementvillage.co.nz](http://wanakaretirementvillage.co.nz)



## Living in an cottage

Cottage seven is one of three cottages in the Village that back on to the Bullock Creek Hatchery Reserve. The resulting abundant bird life, native plantings and added privacy make our cottages very popular.

These original stand-alone cottages don't have garaging (car park outside the door), but they are in high demand and suit people who want something between a small apartment and a larger villa.

Cottage 7 has:

- Garden shed; veggie garden
- Double glazing; aluminum joinery
- Two bedrooms, combined dining-room and lounge with a separate kitchen
- Carpet in lounge and bedrooms; vinyl in kitchen and laundry
- Lined drapes, blinds; quality light fittings
- Heat-pump in lounge; underfloor heating in lounge/dining room and bedrooms
- Freestanding cooker; fridge/freezer; microwave
- Front loading washing machine and separate dryer; tub
- Bathroom with toilet, flush-floor shower with glass door, heater, heated towel rail
- Painted concrete textured exterior; wooden exterior doors
- Front veranda and covered back porch
- North-facing / great views / carpark (no garage)

## Services & Facilities

Living at Wānaka Retirement Village will be a change of address but not of lifestyle. You will be in control of how you wish to live your life, knowing you have support as and when it is needed. No matter whether you want to live completely independently or would like a little assistance, the option is there.

The Village manager oversees the Wānaka Retirement Village and Elmslie House, the 28-bed care home.

- Cleaning of windows, air conditioners, spouting, paving etc is regularly undertaken
- Needs-assessed carer and house-keeping services are through health providers
- Handyman and gardeners keep the Village looking wonderful
- Activities are provided in the Pembroke Lounge and courtyard

## Fees

Weekly Outgoings Fee for a cottage is currently \$145.49 (or \$630.44 monthly) and is reviewed annually.

This fee is payable monthly in advance and covers the cost of services such as rates, insurances, gardening, rubbish removal, exterior maintenance and the Statutory Supervisor service.



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**Email [wrv@psotago.org.nz](mailto:wrv@psotago.org.nz)**

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