



WĀNAKA RETIREMENT VILLAGE

VILLA 10 & VILLA 13 FOR SALE

PRICING FROM \$825,000 EACH

(Occupation Right Agreement) + WEEKLY FEE

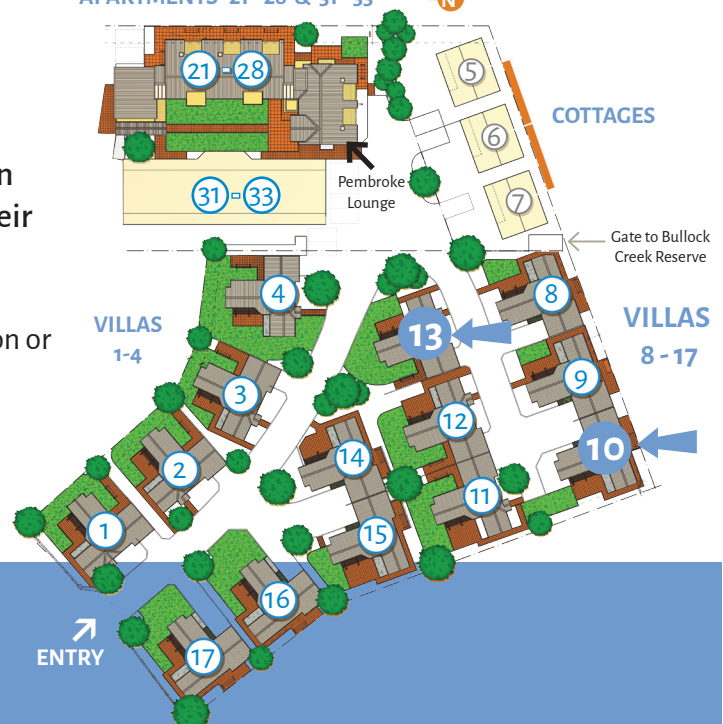
We have two sunny villas for sale in our small, friendly retirement village, close to Wānaka township and the beautiful lake Wānaka.

Both villas feature two bedrooms with spacious open plan living. All our villas are warm and modern homes with their own outside space, set in our small boutique village.

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

APARTMENTS 21-28 & 31-33



Living in a villa

Wānaka Retirement village is a joy to live in with 14 villas, each built to capture Wānaka's sun yet protect residents from its harsh winters. Our villas have outdoor paving areas that provide both shelter and privacy. Timber screens and attractive plantings add to the ambience.

Built mainly of Oamaru stone, significant use of cedar provides a visual warmth and soft appearance, and the wooden louvres in the lounge are a particular favourite of residents. The living room has been designed with ceilings that follow the flow of the roof to enhance the feeling of spaciousness. The bedrooms also enjoy raised ceilings.

All our villas have two bedrooms, two toilets, a luxury bathroom, and an attached garage with internal access into a well-heated home.

Each villa is light and airy, and the attention to detail second-to-none.

Villas also have:

- Indoor/outdoor living
- A heat exchange unit for heat in winter and cool air in summer
- Panel heaters in the bedroom and lounge
- Bathroom with heated tile floor, heated towel rail and fan heater
- Washing machine and drier
- Cooktop, oven, dishwasher and fridge/freezer
- Flush-floor tiled shower with frameless glass
- Wardrobe organiser for easy access
- Integrated rubbish bin and storage racks in the kitchen
- Wide use of 'soft close' drawers for easy use
- And many safety features including an emergency response system.

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.

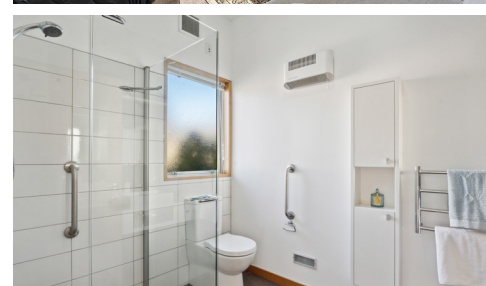
The Village manager oversees the Wānaka Retirement Village and Elmslie House, the 28-bed care home.

- 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 villa is currently \$152.76 (or \$661.97 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

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