



WĀNAKA RETIREMENT VILLAGE

VILLA 9 FOR SALE

PRICING FROM \$850,000

(Occupation Right Agreement) + WEEKLY FEE



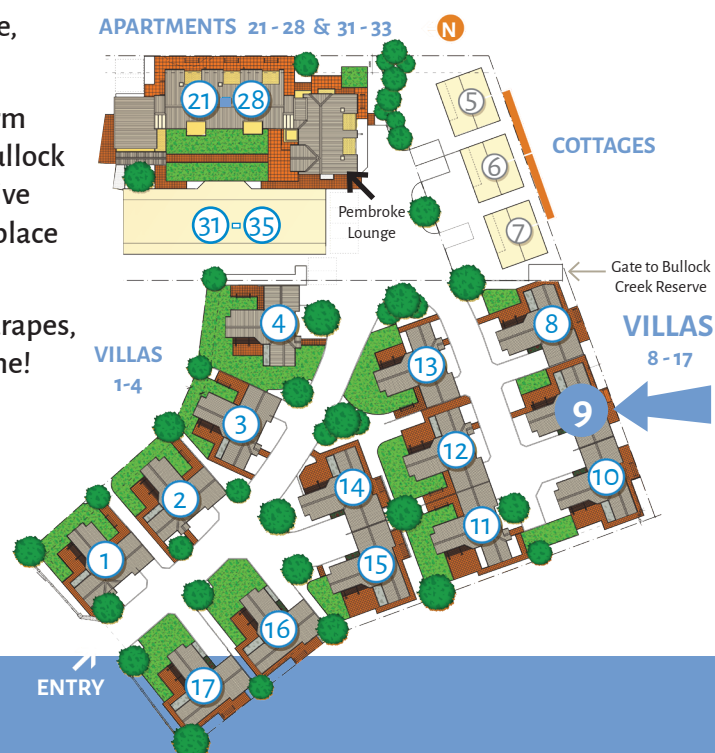
We have a sunny villa for sale in our friendly retirement village, close to Wānaka township and the beautiful lake Wānaka.

This large villa features two bedrooms and is modern and warm with double glazing and open plan living, backing onto the Bullock Creek Hatchery Reserve. The resulting abundant bird life, native plantings and added privacy make this cottage a very special place to live.

Villa 9 is newly renovated with new LED lighting, carpet and drapes, and is freshly painted, ready for someone to make it their home!

Please contact Sandra Clark, for more information or a private viewing, **phone 027 700 3575**

Wānaka Retirement Village, 7 Meadowstone Drive.
wanakaretirementvillage.co.nz



Living in an villa

Each villa, built to capture Wanaka's sun yet protect residents from its harsh winters, is a joy to live in. There are three different T-shaped plans around outdoor paving areas that provide both shelter and privacy. Timber screens and attractive plantings add to the ambiance.

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 14 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, with an 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
- Cook-top, 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.

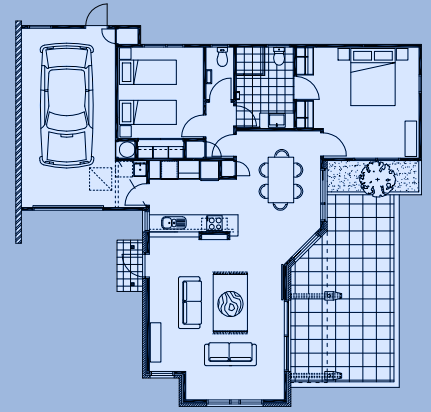
- Cleaning of windows, air conditioners, spouting, paving etc is regularly undertaken
- Needs-assessed carer and house-keeping services are through health providers
- Handyman and gardeners keep the Village looking wonderful
- Activities are provided in the Pembroke Lounge and courtyard

Fees

The village fee for a two bedroom apartment is \$155.82 per week 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.

A typical 2 bedroom villa



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Email wrv@psotago.org.nz

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