

# HOUSE & LAND

# YOUR KINLOCH

# RETREAT

## 105 KENRIGG ROAD, KINLOCH



Create your very own memories with family and friends in this lovely lake location within walking distance to the Kinloch village shops and lakefront. This unique design from Xtreme Builders, with modern styling and functional single level living, encompasses North and West facing open plan living to enjoy all day sun and privacy from neighbouring properties. The kitchen, dining and living, are extended by a covered 'outdoor patio', ideal for your morning coffee, alfresco dining and all year enjoyment.

### SPECIAL FEATURES:

- Open plan living flows effortlessly out to two outdoor patios. An undercover alfresco patio to the North East and another patio to the North West off the living / dining / kitchen offering options to take advantage of the sun and privacy of the site.
- Walk in pantry off the kitchen offers extra storage and prep space
- Master suite with en-suite and walk in robe
- Two additional guest / family bedrooms with separate bathroom
- Close to the lovely Kinloch lakefront, marina, boating, fishing & swimming all at your doorstep, along with bush walks & bike trails, and two golf courses! Such variety in this special slice of paradise.
- Just 20kms from Taupo township, & the National Park south of the lake is not far south for snow sports in the Winter season.

**Total Floor Area: 184.54m<sup>2</sup> including  
Double Garage + Covered Alfresco  
Patio 14.96m<sup>2</sup>  
Land Area: 774m<sup>2</sup> mol**

### FLOOR PLAN



**House & Land priced from: \$1,128,000 inc GST \***

Contact us today to discuss the full details to secure this privately owned section, and the build package directly through Xtreme Builders.

☎ Lyal Elliott 027 577 7217

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[www.xtremebuilders.co.nz](http://www.xtremebuilders.co.nz)

*\*These images are an indication of what can be built on the site for the total package price.*

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# TREME

# BUILDERS